

Upper Clutha hearing of submissions to the Proposed Amendments to the Policy on Development Contributions



Tuesday 11 May
2021



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Tuesday 11 May 2021 – To be held in the Armstrong Room, Lake Wānaka Centre, 89 Ardmore Street, Wānaka

Time	Speaker/s	Organisation Represented	Page #
3.00pm	Blyth Adams		3
3.05pm	Blyth Adams	Cardrona Valley Residents and Ratepayers Society	5
3.10pm	James Gardner-Hopkins	Cardrona Village Limited	7
3.15pm	James Gardner-Hopkins	Cardrona Water Supply Limited	9
3.20pm			
3.25pm			
3.30pm			
3.35pm	Judith Brown	Cardrona Valley Residents and Ratepayers Society	12
3.40pm	Cade Thornton	Cardrona Hotel	14
3.45pm	Peter Turner	Cardrona Limited	16
3.50pm	Philip Vincent Judge	Luddle Limited	19
3.55pm			
4.00pm	Sarah Prenter		21
4.05pm	Mario Kiesow		23
4.10pm	Katherine Germia		25
4.15pm	Alison Devlin	Willowridge Developments Limited	27
4.20pm	Terry Drayton		33
4.25pm			
4.30pm	Cherilyn Walthew	Hawea Community Association	35
4.35pm	Megan Davies	Hidden Hills Residents Association Inc	48
4.40pm	Brenda Jessup	Alpine Fencing Wanaka Ltd	53
4.45pm	Julia Langley		55
4.50pm	John Levy		61
4.55pm			
5.00pm	Pavla Mertlik		63
5.05pm	Peter Sutherland	Lakes District Accommodation Sector	66
5.10pm			
5.15pm	Bernard Webster		70
5.20pm	Tim Williams	Universal Developments Ltd	72
5.25pm	Mike Yates		117
FINISH 5.30PM			

ADAMS Blyth

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

Neither / Neutral

Please tell us more about your response:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

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Neither / Neutral

Please tell us more about your response:

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Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

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Cardrona Valley Residents and Ratepayers Society

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GARDNER-HOPKINS James

Counsel for Cardrona Village Limited

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Submission on the LTP – Cardrona Water Supply

1. The Council's spend, of at least \$8.1M (if not up to \$19.6M), on the Cardrona Water Supply scheme is strongly opposed.

2. This is because:

(a) The Council has not demonstrated a need to invest in the scheme.

(b) In particular:

(i) the Council has not demonstrated a need in terms of water quantity. Sufficient quantity of water supply already exists for Cardrona Village through the existing private schemes (and their consents); and

(ii) to the extent that the Council considered there to be a need to intervene to ensure water quality standards are achieved, because of existing failures, it acted on incorrect and incomplete information, which it did not give the existing suppliers the opportunity to respond to. The current systems and operations will achieve the appropriate standards.

(c) The Council therefore has no need to invest in a competing system.

(d) This is particularly the case where:

(i) the new system is a joint venture with a private developer, where the Council has refused to disclose the financial terms of that agreement;

(ii) the Council has not, in its LTP, identified transparently the costs to ratepayers and/or developers through rates, connection charges, and/or development contributions;

(iii) any connection costs, for those with existing connections or contracts with the current operators will be an additional cost to them;

(iv) the Cardrona Village Community has overwhelmingly told the Council that it does not want the Council to invest in a new system (but there has been no evidence that this direct feedback has ever been given to the Councillors);

(v) Council's plans are based on an expansion of the Mt Cardrona Station (MCS) water scheme, which will be vested in Council when operational. However, the MCS water consents specifically state that water can only be used for the MCS development. It cannot be used to supply Cardrona Village. It would be financially irresponsible for Council to set aside funds in the LTP for a water supply to Cardrona Village when it does not have ORC water consents that allow provision of supply to the Cardrona Village; and

(vi) the Council has refused to, or has at least failed to take any positive steps towards, the solution tabled by the Cardrona Valley Residents and Ratepayers Society and the two existing water supply operators, that each party "engage an independent consultant to examine the existing scheme to determine whether or not the replacement system was necessary given the current systems water quality, availability infrastructure and associated cost benefits".

3. Councillors are requested, at the very least, to pause and defer making a decision to fund the new Cardrona Water Supply scheme until the process identified above has been undertaken; or it otherwise has better, independent, information before it on these matters.

BROWN Judith

Cardrona Residents and Ratepayers Association

Wanaka/Upper Clutha area

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THORNTON Cade J.

Cardrona Hotel

Wanaka/Upper Clutha area

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TURNER Peter

Cardrona Limited

Wanaka/Upper Clutha area

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Q. If you have a pre-prepared submission, you can upload it below.

Please note that we can only accept .docx files.

Additional documents or PDF files can be emailed to letstalk@qldc.govt.nz

Peter Turner.docx

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JUDGE Philip Vincent

Luddle Limited

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KIESOW Mario

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GEREMIA Katherine

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Neither / Neutral

Please tell us more about your response:

The focus of the submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 4: Increasing User Fees and Charges

Neither / Neutral

Please tell us more about your response:

The focus of the submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

The Council has presented its investment in a new water treatment plant at Cardrona as a decision that it has already made. This is misleading, as the Council has specifically deferred that decision to await the outcome of the LTP process. The cost is stated in most places at \$8.1M, but a further cost 10 years from now is also given of \$11.5M; ie amounting to \$19.6M. Funding remains unclear as it is stated at one point as being from rates, and at another point from development contributions. In neither case does the LTP disclose what the targeted rates, connection charges, or development contributions will be.

Q. Please use this space to comment on the draft Policy on Development Contributions:

The DC policy identifies costs beyond \$8.1M, with nearly \$14M costs identified for Water Supply headworks, and \$2.5M for pipeline works. It also fails to identify what development contribution is to be levied in new development at Cardrona (nor are targeted rates or connection charges identified).

This makes it impossible for developers/ ratepayers to understand the costs of the scheme to them. If those affected cannot understand this, then they cannot provide meaningful feedback and the LTP process is fundamentally flawed.

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

N/A

DEVLIN Alison

Willowridge Developments Limited

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

Q. Please use this space to comment on the draft Policy on Development Contributions:

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

Q. If you have a pre-prepared submission, you can upload it below.



P O Box 170, Dunedin 9054, NZ
Tel: 03 474 9911, Fax: 03 474 0800
www.willowridge.co.nz

19th April 2021

Queenstown Lakes District Council
Private Bag 50072
Queenstown

Dear Sir

Submission on QLDC Ten Year Plan 2021 - 31

Willowridge Developments Limited (Willowridge) is an established development company with a proven track record of delivering high quality residential, industrial and commercial development land in the Wanaka, Hawea and Luggate areas. Willowridge has a considerable land holding in the District and will continue to work with Council and the community to deliver the best outcomes for the land.

As well as continuing to deliver residential land, Willowridge has made substantial progress and investment in rolling out the Three Parks development over the last few years. Sir Tim Wallis Drive is now complete, linking Ballantyne Road with State Highway 84; the Wanaka Recreation Centre is well established; the new primary school is up and running; the business area around Umbers and Deering streets is almost fully developed and is home to many businesses that are new to town, and; the commercial core area is taking shape with the New World, Mitre 10, BP and other new builds about to commence.

Given Willowridge's commitment to on-going development and investment in the District, the issues addressed in the Council's Ten Year Plan (the Long Term Plan) are of significant importance and will factor in determining the rate and shape of development roll-out over the coming years.

Development Contributions

Development contributions are an important way for Council's to generate revenue to fund upgrades and new infrastructure projects required as a direct result of development and Willowridge acknowledges and supports this. Development contributions are also a significant cost to development which in turn factors on the sale price of land or the ability to undertake development. Willowridge has the following concerns with the proposed changes to the Development Contributions Policy:

Reserve Land Calculation

The reserve land contribution policy has been amended with the aim of ensuring high quality reserves are provided as part of residential developments. Willowridge submits that the amended policy will have the opposite effect and will make the provision of reserve land difficult and lead to undesirable outcomes.

The new policy has a blanket requirement to provide 17.5m² of open space for community and local parks throughout the District (unless it is in an existing developed urban area identified as Area A in the reserve land maps). The accompanying parks provision guidelines set out the type of parks to be provided and

whether the provision of such parks can be off-set against development contributions (reserve land or reserve improvements).

The guidelines set out that pocket parks, which are less than 0.2ha are not able to be vested. It is the experience of Willowridge that pocket parks have a useful role to play in subdivision design and residential amenity. They provide green pockets to break up residential areas, a green area to walk dogs or for children to play, and often provide a pedestrian/cycle connection function between streets in a subdivision. By not allowing these parks to vest or to be offset against development contributions, developers are likely to no longer design these areas into subdivisions or, if they are included in subdivisions, they may become problematic in terms of on-going management and maintenance.

The well-established Meadowstone subdivision is a great example of where 'pocket parks' have provided a green corridor through the subdivision and have created a residential area of high amenity. Developments like Meadowstone will not occur under the proposed policy.

Local parks, which are between 0.3ha – 0.5ha can be vested (as long as they are solely recreation reserve and serve no other function such as stormwater management) and can be off-set against development contributions. Based on a land contribution of 17.5m², it would take a subdivision of over 170 lots to create a local park. A subdivision of 170 lots is a subdivision of a significant scale. To give some context, the Willowridge/Orchard Road Holdings Alpha Ridge subdivision is currently onto stage 3. On completion of Stage 3 the total number of lots will be 98. On full completion of the subdivision the total lots will be in the order of 110. The reserve land development contributions for this size of subdivision would not generate sufficient land for a local park. In fact, there are few subdivisions in the District that would. Any subdivisions that would generate this level of reserve land would be developed over a period of time. Furthermore, any large, green, central area within a subdivision of over 170 lots is likely to form part of a secondary stormwater management design. This is because council is requiring a range of stormwater disposal measures to ground and its vitally important and indeed practical that reserve areas form part of this function. It is an impractical and inefficient use of land if a reserve can only be used for a single purpose.

Willowridge is concerned that the amended reserves policy is too prescriptive and will result in very little land being vested as reserve and therefore achieve the complete opposite outcome from what the policy aims to do. It is therefore important that the Development Contributions Policy provides for Developers Agreements to enable local parks to be provided as part of a staged subdivision, acknowledging that the park may not be formed until later in the subdivision. The useability of each recreation reserve should also be considered on an individual basis where the reserve has a shared purpose i.e. stormwater and the dual use should not preclude it from being vested as a reserve. There should also be more flexibility in the size and shape of reserve that can be vested to encourage the provision of more 'greenways' within developments for pedestrian and cycle routes through the expanding urban areas of the District. There is no one reserve fits all developments solution and flexibility needs to be retained to allow for the best community outcomes. Not enabling off-sets to encourage the provision of important green travel corridors is a missed opportunity for the District.

Willowridge objects to the land value attributed to the cash contribution in lieu of reserve land. In Wanaka a cash contribution of \$11,042.50 is required. The new reserve land guidelines are likely to result in more developers paying a cash contribution because subdivisions are simply not large enough to trigger the size of park that is able to be vested. The cost of such a cash contribution will ultimately result in an increase in the cost of sections or, worryingly, mean development doesn't occur at all. Willowridge is interested in how Council intends to convert the cash contributions into reserve areas that would be of more value to residential communities than pocket parks, walk and cycle ways and lower cost sections. There are

substantial upgrades for existing parks plan in the 10 year plan but these are existing parks and improvements should be covered by rates (from existing and future residents).

Willowridge requests that the reserve land policy is amended as follows:

- To provide for developers agreements to defer the provision of land for staged subdivisions;
- To allow for the vesting of 'pocket parks'
- To reduce the amount of cash contribution in lieu of land.

Reserve Improvements

In terms of reserve improvements, there is little justification for the 200% increase in the reserve improvements contribution. This is particularly true if less reserves end up being vested as a result of the prescriptive reserve land vesting guidelines.

Reserve improvement off-sets are available for the provision of assets such as play equipment but not for assets such as footpaths and pathways. Willowridge is disappointed that the policy is not encouraging more off-street walkways and cycleways by allowing them to be off-set against development contribution. Encouraging the use of alternative modes of transport is a key objective for the Council that is not backed-up by the proposed development contribution policy. Again, this is a missed opportunity to improve the network of green travel corridors and recreational pathways through the town.

Willowridge requests that the reserve improvements policy is amended as follows:

- Allow for off-sets for the provision of footpaths and cycle paths;
- Reduce the cash contribution for reserve improvements.

Community Infrastructure

The Community Infrastructure Contributions for Wanaka and Hawea are more than tripled in the proposed new contributions policy. While Willowridge supports the proposed community infrastructure projects such as new sports fields and community centres the proportion of these to be recovered from development contributions is inequitable. For example, 75% of the cost of the Wanaka Arts and Community Centre is to be recovered through development contributions but the facility will be used by all Wanaka residents.

The proportion of funding of capital works for community infrastructure needs to be reviewed and the community infrastructure contribution reduced.

Reserves

Reserve land contribution, reserve improvements and community infrastructure contributions together generate a cash contribution for Wanaka of \$14,786.5 per lot. This means almost half of the \$33,810.5 per lot development contributions is directed towards parks and reserves. This therefore highlights how the reserves contribution is clearly incorrectly calculated.

Transport Development Contributions

Transport development contributions have always been problematic and result in prohibitive costs, particularly for non-residential development. Willowridge is pleased to see a change to the calculation methodology to categorise commercial and industrial land uses to better reflect traffic generation. However, the dwelling equivalent factor is still too high and results in unjustifiably large contributions calculations,

particularly for larger buildings. For example, a large format retail store selling furniture would require more floorspace than say a supermarket but would likely generate less traffic.

Willowridge submits that the dwelling equivalent factors for non-residential development contributions should be reduced and a maximum cap be introduced for transport development contributions within each non-residential classification.

Hawea

Development contributions for Hawea are rising from \$17,057 to \$30,887 (cash contribution). This will increase by another \$11,042.5 if a cash contribution is paid in lieu of 17.5m² reserve land contributions, making a total contribution of \$41,929.50 per lot. This is one of the highest development contributions in the District.

Hawea has typically been a location where Willowridge has created lower priced sections through the Timsfield subdivision. The lower priced sections (compared to Wanaka) have provided the opportunity for many of the District's residents to enter the housing market. The increase in development contributions for Hawea will lead to an increase in section prices but more worryingly has the potential to deter new development from happening altogether.

The steep increase in development contributions for Hawea is largely due to an increase in wastewater contributions from \$7,474 to \$16,942. The current wastewater treatment scheme for Hawea is deficient and a new treatment system for the town is required. We understand that a final determination on whether a new treatment plan will be built or whether Hawea will connect to Project Pure has not been made. However, a capital cost of \$26,648,009 has been included in the Long Term Plan for 'Hawea Waste Water Management'. The proportion of the capital costs that QLDC seeks to recover through development contributions is 56%.

Willowridge is concerned at the inclusion of \$26 million capital expenditure when there has been no decision made on how the wastewater will be disposed of. Given the huge effect this figure has on development contributions there needs to be some explanation as to how this figure was arrived at in the absence of a wastewater disposal solution.

A new wastewater treatment system is required for existing Hawea residents regardless of whether any new development occurs in the town. Willowridge therefore submits that to the proportion of capital costs from development contributions should be in the order of 20% rather than 56%.

Willowridge also seeks clarification on whether the lots created by the Special Housing Area in Hawea are subject to development contributions or subject to a separate developers agreement. The 400 units created in the Special Housing Area would have a significant bearing on the capital cost calculations.

Ultimately, the proposed \$41,929.50 per lot contribution is completely unfeasible and needs to be reviewed.

Capital Works

Willowridge is concerned that the capital works expenditure for Wanaka includes on-going maintenance works, such as resurfacing but fails to include important major improvement projects such as upgrading the Golf Course Road intersections. Golf Course Road is an important east/west link road for Wanaka and the intersections at both ends are currently deficient. Upgrades are required to improve the safety and traffic flow at these intersections.

There is very little provision in the capital works for investment into pedestrian or cycleways in Wanaka (tracks and trails). Council should be investing in these facilities to encourage sustainable transport. This is particularly important given the proposed reserves policy which will result in very little provision of cycle or walkways through development.

Willowridge is supportive of the proposed spending on a Wanaka arts and community centre. There is a need for this type of facility in Wanaka.

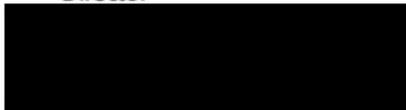
Willowridge is also supportive of the investment into creating sports fields on the former Ponds site on Ballantyne Road. However, the timeline for establishing this facility should be brought forward, in particular the car park, changing and toilet facilities. The capital works programme currently has the changing and toilet facilities in the 2028/29 year whereas the sportsfields are 2024-2027. The changing facilities should run concurrently so the facility is fully serviced on completion of the sportsfields.

We trust that serious consideration will be given to the above feedback will be taken and amendments made to the Long Term Plan accordingly. We would like the opportunity to speak to our submissions.

Yours faithfully



Allan Dippie
Director



DRAYTON Terry

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

A more proactive approach to user pays. A uniform water and waste charge only encourages unnecessary usage.

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

I support OPTION TWO: Spread the Water Treatment Programme over the ten years

Please tell us more about your response:

Post Covid-19 increasing revenue at this time is not supporting a district facing challenging financial times.

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

Neither / Neutral

Please tell us more about your response:

Not in Queenstown district

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

Neither / Neutral

Please tell us more about your response:

Q. Big Issue 4: Increasing User Fees and Charges

I support OPTION ONE: Fees and Charges Increased as per Revenue & Financing Policy

Please tell us more about your response:

User pays

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

In regards to rates - when a house gets built, the rates set at that time are relevant to meet correct needs of the community. They should be static from that point on. That way each year a house is built they are funding at the current rate to meet needs at that time. That way new development meets current costs and established development is not being burdened with costs and services already provided. Resale/change of ownership can be set against current rates.

Q. Please use this space to comment on the draft Policy on Development Contributions:

We need to decide how much we wish to develop, not to plan on endless development. Encourage sustainable development, solar power, composting toilets. Meter water usage. Waste collection to be user pays. Blanket rating penalises those making an effort to minimise wastage and encourages those who think they have had to pay so will just use services regardless.

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

WALTHERW Cherilyn

Hawea Community Association

Hawea

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

PDF submission attached

Q. Please use this space to comment on the draft Policy on Development Contributions:

PDF submission attached

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

19th April 2021

On behalf of - Hāwea Community Association Inc

By Cherilyn Walthew – Chair

Submission to QLDC - 2021 – Ten Year Plan

We would like to speak at the hearing regarding:

- Ten Year Plan
 - Significance and Engagement Policy
 - Draft Policy on Development Contributions
-

Overview of the Hāwea Community Association Inc. (HCA)

- The Hāwea Community Association represents the residents of the Hāwea District including the Lake Hāwea town settlement, residents through to The Neck (Manuhaea), John Creek, Hāwea Flat and Maungawera.
- The population is the second largest settlement in the Upper Clutha/Mata-au.
- The HCA holds regular Public Meetings to consult with the residents three times a year in January, May, and October.
- Executive committee meetings are consistently held on the third Tuesday of the Month and QLDC are well represented at these meetings with delegates including a QLDC elected member (Niamh Shaw), a WCB elected member (Jude Battson) and a Council Corporate representative (Jess Garrett).

1. Introduction

1.1. From the QLDC website; <https://www.qldc.govt.nz/your-council/our-vision-mission/climate-action-plan>

1.1.1. *“According to the 2018 Intergovernmental Panel on Climate Change (IPCC) Special Report, we have less than a decade to act until the effects of climate change are irreversible. Now is the time to stop talking about climate change and to start taking climate action.”*

1.1.2. *“As a Council, we’ve embarked on a journey towards a major organisational behaviour shift which will lead the way for residents and business communities. Part of this means ensuring climate change considerations are reflected in decision making, policy setting, projects and service delivery.”*

1.2. From the Mayor’s introduction to the Ten-Year Plan: (Consultation Doc p3)

- 1.2.1.** *“It would be short sighted and indeed irresponsible not to continue to plan for and invest in growing well in our district but we can and must begin to think about and do things differently...”*
- 1.3.** The Hāwea Community Association would like to start by acknowledging the challenges experienced right across the globe over the last 12+ months and recognise some of the limitations this has placed on Council’s ability to proceed, or not, with plans already set out in previous reviews. However, as a community we feel this current proposal is unambitious and insufficient for the needs of our people.
- 1.4.** With the change in trading conditions foisted upon us, we can now see alternative opportunities as both a district and a community to re-invent the way in which we sell and utilise our precious resources as a world-famous destination.
- 1.5.** What is outlined in this proposal appears to be “business as usual” and feels at odds with our communities’ desires to re-invent ourselves in a more sustainable manner, in line with the objectives of climate change aspirations.
- 1.6.** Changing to a “green economy” could provide visitor opportunities that work in tandem with our way of life and provide much needed respect for our district.
- 1.7.** It is noted that infrastructure projects around the three waters are essential to the healthy and ecological development of our settlements however, we would question some aspects of the roading infrastructure projects outlined in the current proposal. These appear to be in direct conflict with the aspirations set out on the Council’s own website, in relation to the Climate Action Plan.
- 1.8.** We thank the QLDC for addressing the long outstanding issue around a second drinking water reservoir and acknowledge the investment to find a temporary solution for the Hāwea wastewater treatment which has been non-compliant since 2012. We note however that on page 18 of Vol 2 of the TYP, there is reference to \$13 million being planned for the Hāwea wastewater treatment plant upgrade, but in a number of other references the total budget is \$26.1 million. See for example the table on TYP Vol 2 page 57. We suggest that this difference on page 18 be corrected.
- 1.9.** Landfill - Vol 2, pg. 156 mentions that the Council is required to monitor and rehabilitate its disused landfill sites at Hāwea. Where are these and should they not be mapped in the document?
- 1.10.** The news that a water bore will be installed at the Hāwea Domain is fantastic and will make this space a more usable area for the Community which was showcased during the 2019 Goldfields Cavalcade. Unfortunately, due to bureaucracy around the submission and obtaining of resource consents for the planning of such an event, we are unlikely to see this particular organisation back in the QLDC district. The feedback from the Goldfields committee was that planning events with Councils had proved a much easier task than with QLDC. This is something the Council should investigate if it is wanting our communities outside of Queenstown to also benefit from large events. Especially community driven events. This particular event was not consented by QLDC until hours before it needed to be in place and this was despite the consent application being driven by a competent and at the time, member of the Wanaka

Community Board. It generated over \$50,000 in funds which was shared between our local community groups but very nearly didn't happen!

- 1.11. The HCA has continued to benefit from the Community Grants and thank the Council for the funds that help support volunteer initiatives and beautification projects in our community. We intend to continue to apply for this annual \$5,000 grant however, we also note the value of this grant has not increased since it was introduced.
- 1.12. In addition to the lack of aspiration shown by our Council in this LTP, we would question the distribution of funds that have been allocated to the Upper Clutha region when reviewed against the actual population numbers. The breakdown of population for the region is 67%/33% in favour of Whakatipu whereas, funding appears to have an 87%/13% breakdown in favour of Whakatipu.
- 1.13. We believe that the justification for some of the larger projects in this proposal would do nothing to either further our aspiration of climate change reduction or indeed help drive change in the way we manage our tourism industry and way of life, which is imperative, if we wish to meet our climate action targets.
- 1.14. In short, the proposal presented to the public for comment has little that would support the reduction of the carbon footprint in the Upper Clutha/Mata-au region or, insure we promote 'thriving people'.

2. TYP Proposal

- 2.1. Vol 1 of the draft Plan states:
 - 2.1.1. *"The communities' Vision Beyond 2050, including the vision statements of Zero Carbon Communities | Parakore Hapori and Deafening Dawn Chorus | Waraki, has never been more relevant nor more essential. Planning for our generations to come is one of the most productive and critical things we can do."* (p6)
- 2.2. It is felt that the draft LTP appears to retrospectively apply the "vision" to our existing activities with the result of continuing with the "business as usual" theme. This is out of kilter with our own Community's aspirations let alone those of the wider district with the obvious exception being those people and businesses (predominantly but not exclusively based in Whakatipu) who would directly benefit from the "business as usual" policy. This adherence to "business as usual" policies will ultimately fail to produce any positive, tangible results for our wider communities as per the two examples below.
 - 2.2.1. **Deafening Dawn Chorus** (Our ecosystems flourish and are predator free under Kaitiakitanga)
 - 2.2.2. The issues of concern are evident in "Deafening dawn chorus". This vision is clearly retrofitted. For example, stormwater management, resource consents, water supply. While in theory there may be alignments with these activities they are at best tenuous.
 - 2.2.3. We do not believe most of the District has a "deafening dawn chorus". Many residents do not hear a dawn chorus at all, let alone a deafening one.

2.2.4. For example, mechanisms via resource consent to maintain existing vegetation will not be sufficient to maintain existing birds in the absence of predator control.

2.2.5. In the absence of a plan to enhance our biodiversity the District will never have deafening dawn chorus.

2.2.1. Budgetary provision needs to be made in the LTP for developing a plan to achieve a “deafening dawn chorus” and its roll out in following years. This should be a reasonable budgetary item, given the challenges facing existing, highly interested voluntary groups in our community working at enhancing biodiversity. Planting natives, removing pest plants, and increasing predator control is very important but we must not forget the hugely important organisms at the small end of the size spectrum.

2.2.2. It is noted that there are existing activities that Council supports (e.g., revegetation of the Lake Hāwea township foreshore). It is also noted that partnering with community groups is not mentioned under Partnering Opportunities (Vol 2 page 69)

2.3. Thriving People

2.3.1. Another example of the policy being applied retrospectively is in the points made about “thriving people”.

2.3.2. It is difficult to understand, except for providing for the disabled, how the provision of car parks facilities is ensuring people thrive (Vol 2 p159).

2.3.3. The link to Cemeteries (Vol 2 p148) would suggest that maybe we missed the boat with “thriving” people at that point.

2.3.4. In further delaying plans for active transport in the Upper Clutha, the TYPP fails to deliver in a timely many to this vision.

2.3.5. Hāwea, as the fastest growing settlement in NZ according to the last NZ census in 2018 and, widely sold by estate agents everywhere as a family friendly community, finds it incredibly disappointing that no provision has been earmarked for local projects such as Playgrounds in the Hāwea District, despite a massive deficit of facilities and family friendly infrastructure.

2.3.5.1. This has been caused by the sudden expansion of residential properties in Lake Hāwea, and Hāwea Flat because of Developer led development and, a lack of effective Council oversight on the matter. This is not in line with the “thriving people” aspirations.

3. Zero Carbon Communities

3.1. There is nothing of substance in this proposal that the Climate Action Plan is providing any real guidance in relation to Zero Carbon Communities

3.1.1. To add insult to injury and in total disregard of the Climate Action Plan, a huge expenditure has been outlined for the Whakatipu vehicle transportation plan in what is being called “Stage 1” of a what appears to be a significant roading project, underpinned with public money via the Government.

- 3.1.2.** Stage “1” clearly indicates further “Stages” to come and so far, we can see at least 3 Stages however, Stage 3 is not included in this proposal and no clear funding plan appears evident apart from the fact that it is a costly project that will require us to be locked into a non-climate friendly project for at least 10 years and beyond. This could require the ratepayer to continue funding a project that may well be irrelevant to our way of life in 2028 in accordance with the statement made by the IPCC and, as quoted in clause 1.1.1. above. (The irony of the clause number 111 is not lost on us!)
- 3.1.3.** Our understanding is that Stage 1 will include the new downtown Queenstown public transport hub and that is not the issue however, if the transport hub is successful, surely that negates the need for a flash new road given we are trying to reduce the traffic, not increase it? There are numerous studies worldwide that show that more roads will equate to more and worse traffic. This is a very clear example of QLDC paying mere lip service to their own Climate Action Plan.
- 3.1.4.** We need to understand the point of this project. It is mentioned in conjunction with the revitalisation of the Queenstown CBD which we believe is suffering as a direct result of Council’s green-light to move the majority of the town services and retail outlets to Frankton. The shift in services has resulted in less people requiring the need to go to the original CBD however, begs the question as to who are we regenerating the old CBD area for and, who will benefit financially from this regeneration? The answer seems to be, “for the visitors” and this is the very crux of our financial infrastructure woes. As a population, we simply do not have the money to prop up failed Council planning initiatives and provide infrastructure for such vast number of visitors, when we cannot afford to properly maintain our own residential infrastructure.
- 3.1.5.** There is no doubt that Commercial Queenstown could do with a makeover having been sorely used by businesses to cater for millions of visitors and vehicles. This regeneration should be driven by the commercial interests who will and have benefited from the financial gains of this location, not by the global ratepayer base. We have far more important infrastructure issues as communities to focus on due to policies that have enabled large settlements to develop in our district with inadequate infrastructure and, are more of an environmental threat.
- 3.1.6.** Despite the staggering growth in Hāwea, a rural location and a 15–20-minute drive to Wānaka to access essential services, Council has failed to address the growing issue around transportation that we are already starting to see with hundreds more houses already consented to be built (more cars) and further plans to expand the SHA area, as identified in their Spatial Plan consultation maps, despite consistent public and community opposition to these Developer driven proposals.

- 3.1.7.** Regardless of the looming climate catastrophe, the Council has made no provision for public transport in the Upper Clutha area for the next ten years, despite the IPCC statement.
- 3.1.8.** Neither is there any provision for the Central Government mandate for Council's to remove parking requirements in the District Plan by 2022. With many people needing to travel from Hāwea to Wanaka or, further afield and no public transport, this is not in line with the Council's "thriving people" aspirations.
- 3.1.9.** One might argue that a central carpark building would be of benefit to the community however, if this is privately owned it is simply a license to print money and if it is Council owned, would the required funding to build a building not be better used, and cheaper, to subsidise a public transport system and drive a permanent change in personal habits?
- 3.1.10.** We can clearly see the impact of bad transport planning in the Whakatipu and have little desire to see the same mistakes made in the Upper Clutha/Mata-au. Yet, this is what we see rapidly developing on the Hāwea to Wānaka corridor, through Albert Town.
- 3.1.11.** If Council is unable to deliver on the Mayor's 2019 election promise to provide public transport in the Upper Clutha/Mata-au, in the interest of the climate emergency, we believe QLDC should consider expressions of interest from the Commercial sector who could potentially operate a viable business with the support of Council. This would provide much needed services to the Hāwea district in the absence of Council funding being available and actively reduce the carbon footprint of potentially hundreds of residents and visitors.
- 3.1.12.** The lack of any solution to transport that is "outside of the box" is concerning given the Mayor himself encourages us all to "...think about doing things differently" and yet the recent opportunity to partner with an Electric Bike operator in the Upper Clutha/Mata-au, and to normalise this mode of transport in the township, was flatly turned down by QLDC.
- 3.1.13.** Transportation is the largest contributor to CO2 emissions (Vol2 Page 62) however, the LTP is lacking in any substance to address this planning error, in line with thriving people or Carbon Zero emissions.
- 3.1.14.** Given the urgency of the situation, we are concerned that the Adaptation Plan due to be developed this year, should be an absolute priority.

4. Big Issues Consultation Document

4.1. Three Waters

- 4.1.1.** Due to the change in economic conditions for the district and the uncertainty around finances for many of our residents, the HCA will be advocating for Option 2 which will spread out the costs of the upgrades for residents and hopefully coincide with an increase in economic fortunes for the rest of the world, as well as locally.

4.1.2. We note that much of the harm to receiving waters from stormwater happens from the nutrients, toxins, bacteria, protozoans etc that get into our waterways from runoff. We understood from the QLDC consideration of the Three Waters Bylaw that the Council would begin a baseline receiving water monitoring programme of all areas that were vulnerable to sewage spillage and/or exposed to stormwater drains or direct run-off. We would like to confirm that this is included in the plan.

4.1.3. On Page 17 of the TYP Consultation document we note *“The projects that aren’t planned within this draft Ten Year Plan include the connection of Hāwea Flat (\$5.1M)to Council-operated wastewater infrastructure.”* From the ORC meeting papers of the 10th March 2021, they state that the Hāwea Basin is considered at high risk of septic tank leachate. This concern does not feature in the QLDC TYP except to say that nothing is being done about Hāwea Flat sewage management, however we believe it should. Given the risk of public health and safety concerns outlined around water supplies, in the wake of the Havelock North disaster, the HCA believe Council have a moral and legal obligation to review this therefore, we are surprised that this seems to be of no concern to the Council for the next 10 years.

4.1.4. The Sum of Capital Works TYP Vol 1 Pg 90 (e.g., Hāwea Reservoir Capacity item) shows future cash flow tables but does not indicate whether the values are net present values and, if so, what discount rate has been used for the ten-year time frame. We also find in Vol 2 pg 126 that the future cash flows are discounted “at the original effective interest rate (i.e., the effective interest rate computed at initial recognition of these financial instruments) and adjusted for expected credit loss”. Again, there is no indication of the actual discount rate. The effect of this vagueness makes it quite difficult for ratepayers to look at the future cash flow tables and understand exactly what is going on. We recommend each cash flow table caption to state whether or not the values are net present values and what annual discount rate is used if they are. As it is currently presented we find the cashflow tables opaque and misleading and therefore fail to deliver any information useful for users of this TYP.

4.2. Transport

4.2.1. The HCA is advocating for Option 2 in lieu of the issues outlined above under point 3, Zero Carbon Communities of this submission. We cannot afford “business as usual” and we encourage Council to find more tangible solutions to the issues at hand. This fits more snugly with aspirations for “thriving people” and the Climate Action Plan. This would also loosen up funding to provide specific answers for the Upper Clutha / Mata-au region which is lagging far behind when compared to options available in Queenstown.

4.3. Targeted Rate on Queenstown CBD

4.3.1. The projects in Queenstown CBD are reaching astonishing levels of vanity given the restructure of the town and the frequency with which

the Queenstown beautification projects occur. Such level of expenditure needs to be paid for by Whakatipu ratepayers and how that is collected and distributed should be down to the residents of the Whakatipu to decide. One thing we are clear about in Hāwea, given the lack of footpaths, curbing, channelling, and stormwater investment in our own town, is that Whakatipu needs to pay for itself and not rely on wider ratepayer funds given it is no longer operating as the primary CBD of Queenstown and is merely a tourist destination with QLDC offices still there.

4.4. Increasing User Fees and Charges

4.4.1. The HCA supports Option 2 given that many of our residents have cited inefficiencies in Council processes and would strongly urge Council to review their own practices and processes to establish efficiencies and drive down costs, rather than pushing the cost of these inefficiencies directly back to the ratepayer. If QLDC would like to investigate some of these costly administrative issues and errors, we would be happy to provide some specific examples from our residents where QLDC processes have been convoluted and protracted. Point 1.10 above, which mentions the Goldfields Cavalcade, is one such example where the QLDC consenting process was completely dysfunctional.

5. Other Projects

5.1. District Wide rating on Water Supply and Wastewater

5.1.1. The HCA supports a district wide rating on essential water services to ensure minimum standards on water quality and safe, ecological disposal/treatment of our wastewater. This provides an opportunity to ensure we have oversight that protects our waterways from pollution.

5.2. Queenstown Event Centre land sale or lease

5.2.1. The HCA does not support the sale of any QLDC or publicly owned property at this time. The district is still experiencing growth and may need access to public land at a later date to provide public services that support the growth of the district. Purchasing land or property at a later date will only prove to be a costly exercise. The HCA would support a lease agreement that guarantees the potential for the land to be transferred back for public use, in the event it is needed.

5.3. Cardrona Village Water Supply Scheme

5.3.1. The HCA notes the growth in the Cardrona village and the need for services, however, also notes that it is similar to Hāwea in that it is a fast-growing township, with no services. Currently there are over 600 houses planned and consented for below the ski-field and existing residents will be charged for the water connection, whether they choose to opt for the council chlorinated supply or, continue with their already established supply. This sets a precedent to force costs on residents, that the HCA is not comfortable supporting.

5.3.2. In addition to this, it is our understanding that Cardrona is also due to be connected to the Project Pure sewage system as QLDC seem to prefer to pursue an option that would see the Upper Clutha/Mata-au developing sewage infrastructure worthy of a large city, however, expect this to be funded by a population 12,000 people. These continued large-scale and expansive developments outside of our existing urban centres do nothing to address the large carbon footprint of the infrastructure required, to centralise services. We would argue that it raises the risk of ecological disasters on both land and anywhere where the pipes run close to our waterways.

5.4. Consultation on Elderly and Residential Housing

5.4.1. The HCA supports genuine initiatives that allow members of our community to remain in local, affordable, and suitable housing, especially as they age. Many of our older residents are local treasures who we would be loath to lose as a result of insufficient and unaffordable housing options. We note that these should be located in communities that are well supported with essential services such as doctors, pharmacies, libraries, and public transport. i.e., the Hāwea SHA will not be suitable in the short-term for those needing access to essential services although we understand there up to 40 properties to be included in the QLCHT allocation.

6. Draft Policy – Development Contributions

- 6.1. Amendment 1 – Updated format of the DC policy** - The HCA applauds any move to make documents more user friendly. We would recommend making a short online video-guide available, explaining how to use the information as this is more likely to connect with the younger millennials and generation Z.
- 6.2. Amendment 2 – Name change** – The HCA supports the name change from “Community facilities” to “Community infrastructure” as it more accurately reflects the requirements of the community.
- 6.3. Amendment 3 – Amend the average unit size** - The HCA neither supports or opposes this change as there is no context in the proposal for the definition of a “180 or 140m² unit” or, the need for the change or, indication of what this would achieve. Unfortunately, we have not had time to fully review either of the 64 or 95-page documents available online to establish more detail.
- 6.4. Amendment 4 – Reclassification of land use categories** – The HCA can see no issue with this and applauds any attempt to simplify the classifications based on fair use and, social license.
- 6.5. Amendment 5 – Change to DC assessments** - Appears to redress the issues of unfairness created by the current system of “one size fits all”. In the pursuit of fairness, the HCA supports this amendment.
- 6.6. Amendment 6 – Updated policy differentials** - This is not clear regarding the information included in the table. It is unclear what we are looking at.

- 6.7. Amendment 7 – Special Assessment Parameters** - The HCA supports any move by the Council to provide clear, consistent guidelines and parameters, when dealing with the public.
- 6.8. Amendment 8 – Change to the reserve land calculation** – The HCA supports any moves to clearly define Developer’s obligations around the provision of reserve land. However, given the excessive speed of land price increases within the QLDC District, the HCA would strenuously object to any cash alternative being offered instead of land, except in very exceptional circumstances, given the increase of land prices will ensure that any cash sum will not be sufficient for purchase or investment in new land, within months (if not hours) of agreeing the sum.
- 6.9. Amendment 9 – Changes to reserve land values** – The wording on this amendment does not make any sense. *“Within current policy, the following categories of land are use with their respective values:”* I have read it several times and the corresponding information underneath and....., I am still not sure what your telling/asking us.
- 6.10. Amendment 10 – Updated capital costs** – We will have to take your word for it because, I cannot critique information that I am not privy to the source. It is noted that there is \$16,942 per Hāwea dwelling for wastewater identified however, it is the HCA’s understanding that this project had yet to identify a solution so, what is this number based on?
- 6.11. Amendment 11 – Updated contributing area maps** – I have looked for the supporting document to the proposal, however, have been unable to find anything beyond an online version of the “detailed supporting documents” for the Development Contributions policy dated October 2018. (Effective 1 December 2018) It would be a lot easier if a link had been included.
- 6.11.1.** It is noted that the wastewater for Hāwea is currently under discussion and QLDC should note that parties outside of the zoned area on page 76 of the Development Contributions policy supporting documents file available on the QLDC website, would be interested in being part of the discussion.

7. Significance and engagement policy

- 7.1.** This policy outlines the Council obligations to provide certainty to the community about when it can expect to be informed of proposed Council action or to be asked for a view when Council is looking to make a decision.
- 7.2.** This policy is currently failing and from looking at the new policy online, will continue to do so. We are happy to provide multiple examples of this and have alluded to many throughout this submission, however, will limit to one in this instance and will even avoid the obvious Martin Jenkins debacle.
- 7.2.1. Example** - The documents for the TYP and Spatial Plan was approved for Consultation by the Council on the 18th of March 2021, (two days after the normal HCA scheduled meeting) and released for submissions from the public until the 19th of April (1 day before our next HCA scheduled meeting). The 19th of April is less than three weeks before the next public meeting on the 8th of May which both the Mayor and QLDC CEO have

been invited and alerted to back in February, however, have subsequently declined to attend due to availability issues.

- 7.2.2.** QLDC did extend the courtesy of providing representatives to come out and specifically talk with the Executive Committee on the 31st of March (two days before Easter weekend) with a view to answering any questions and details of the TYP however, declined to open this opportunity up to the public so that we could obtain a wider view regarding specific issues detailed in this plan, rather than just that of the Executive Committee.
- 7.2.3.** This meeting was well represented for the TYP however, the person who was to speak to the Spatial Plan was not in attendance and neither was a substitute representative. Apart from the Executive Committee, all other attendees at this meeting were on company time. The Committee is voluntary.
- 7.2.4.** It was pointed out by the HCA to QLDC representatives at this meeting that the consultation period for both plans was “not fit for purpose” if the Council was genuine about wanting Community Associations to accurately represent and discuss the current proposal of the Plans directly with the Community. Fortunately, due to our regular contact with our Community, we feel we are in a position to accurately represent the Community despite the inability to review the specific proposal, with public input.
- 7.2.5.** In response to our question about QLDC providing an extended deadline to Community Associations of a week or, even a few extra days to allow for the time lost at Easter, we were advised that whilst there was nothing to stop us submitting after the closing date of the 19th of April, whether the submission was actually considered would be at the subjective discretion of the QLDC staff. Too risky an answer for the HCA to consider delaying our submission.
- 7.2.6.** We have been informed that the QLDC process for consultation is mandated by Central Government however, whilst we can establish that QLDC is indeed mandated to have a process for consultation, the law does not appear to mandate a specific process and we believe the current process is not fit for purpose, to genuinely provide an opportunity for voluntary run Community Associations and similar groups, to provide detailed submissions on the reports and documents provided by QLDC, that at times, run into hundreds of pages.
- 7.2.7.** We would ask the Commissioners to acknowledge that the process undertaken by the Council for consultation on this proposal does not provide adequate time for the average layman, let alone a Community Association that needs to coordinate with members, to review in any detail the vast documents (death by PowerPoint) that are supplied with this proposal.
- 7.2.8.** Therefore, we find this process is complicit and deliberate in limiting the amount of push-back from the Community regarding this proposal and others, thereby allowing the Council to pursue a programme of work that

is contrary to the very statements the Council has made to the public, about the welfare and priorities of our communities.

7.2.9. This is a classic example of where this policy is unfit for purpose.

8. Summary

- 8.1.** The HCA is disappointed that QLDC has not taken the opportunity to be truly aspirational in this latest review of the ten-year plan. We are not seeing any move to *“stop talking about climate change and to start taking climate action”*.
- 8.2.** It is time that QLDC realised that the district does not stop at the entrance to the Cardrona ski-field and that under-investment in the Upper Clutha/Mata-au combined with a continuous litany of vanity projects in the Whakatipu that typically benefit businesses who focus on tourism, has left a massive infrastructure deficit across the whole district that is impacting on our residents’ quality of life.
- 8.3.** In addition to the infrastructure deficit, the solutions that are being crafted by QLDC and their many consultants, appear well outside of our budgets as a relatively small ratepayer base. The current TYP proposal is indicating rate increases over the next 10 years that are worthy of annual cigarette price increases, way above any inflation and, have been a constant feature in our rating notices for the last 10 years alone. The purpose of the smoking price increases is to price people out of the market. One has to wonder if the QLDC is trying a similar tactic to get residents to quit the area?
- 8.4.** In short, this Ten-Year Plan proposal is woefully inadequate and fails to address any of the issues that we face as a community. It is a fast-track proposal to “business as usual” and anyone who approved this for public review, should be heartily ashamed.

DAVIES Megan

Hidden Hills Residents Association Inc

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

Q. Please use this space to comment on the draft Policy on Development Contributions:

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

Q. If you have a pre-prepared submission, you can upload it below.

SUBMISSION

2021-2031 TEN YEAR PLAN | HE MAHERE KAHURUTAKA COMMUNITY GRANT APPLICATION

Hidden Hills Residents Association Inc Beautification Project for Mount Iron Track entranceway

The Hidden Hills Residents Association would like to apply for a Community Grant from the QLDC as part of the 2021-2031 Ten Year Plan submission process. The Grant, if approved, would be used to cover the cost of an upcoming "Beautification of Mount Iron Track entranceway, Hidden Hills" project.

The objective of this project is to enhance the entrance to the popular Mount Iron Track, a nationally iconic walk located in Wanaka, where it is accessed off Hidden Hills Drive.

An investment in this project will be of benefit to the increasingly wider community of users to this access point. With the growth of the nearby Northlake and Hikuwai subdivisions numbers of walkers using this northern entrance to Mount Iron is substantially increasing. Although the Department of Conservation does not have a track counter on this access point to the main Mount Iron Track, numbers for the whole track in general are approximately 100,000 walkers per year (extrapolated from DOC track counter raw data 2018-2019).

Currently the area we are wishing to beautify is unkempt and unmaintained, with long grass and weeds. A high rabbit population consumes any native plants that are currently attempting to grow in the area.

Our vision is to plant the roadside berms from the corner of Weatherall Close to the style that provides access to the Mount Iron track. It is envisaged that the area will be planted in native vegetation, and in keeping with similar plantings that occur in the wider Wanaka area by the likes of the Te Kakano Aotearoa Trust. This grant application also includes the cost of a registered landscape architect to provide a landscape plan for the area.

We anticipate that the plantings and upkeep of the area will be undertaken by the passionate Hidden Hills residents who take pride in this beautiful landscape they reside in.

Plant species selected will focus on native species that would have been traditionally found on this Outstanding Natural Feature (as deemed in 2019), that is Mount Iron. The incorporation of traditional Maori medicinal plants and interpretive signs are also hoped for.

Being an ONF, this area is of national importance and will continue to be enjoyed by not only locals but also visitors to this area. It will be a place of enjoyment and education, enhancing the experience of all visitors including local pre-schoolers and other school children who

often visit on Education Outside the Classroom excursions, as well as others. It will provide an opportunity for learning and education.

It is hoped to be a re-creation of what once was, and an invitation for the native Tui, Korimako, Piwawaka, and others to return to. Mount Iron is also home to Karearea and the re-introduction of native plantings in this area will be of benefit to this increasingly rare species.

As outlined above, investment in this project supports the outcomes of both the Ten Year Plan and Vision 2050. It encourages Waraki, enhances Parakore Hapori, increases Whakapuawai Hapori and allows interpretation of Whakatinana Te Ao Maori, it nurtures Whakaohoho Auahataka, enables He Ohaka Taurikura, educates about He Hapori Aumangea, and encapsulates Kia Noho Tahī Tatou Katoa.

In support of this submission we are attaching :

- a budget for the project which has an estimated cost of \$4,250
- an aerial map for the area in which the beautification project is proposed
- photographs showing the current unkempt appearance of the area in question

PROJECTED COST BREAKDOWN:

Hidden Hills Residents Assn Inc

Beautification Project: Mount Iron track entranceway, Hidden Hills Drive, Wanaka.

Project Budget

Landscape plan	\$500
Irrigation infrastructure	\$750
Native plants – 50@\$20pp	\$1,000
Stakes – 100@\$9	\$900
Rabbit protection	\$500
Hire of posthole digger	\$200
Compost	\$100
Fertilizer	\$100
Mulch	\$200

TOTAL COST OF PROJECT \$4,250

Note:

1/ The Hidden Residents Assn will provide all labour associated with land preparation, planting, rabbit protection, and irrigation.

2/ The Hidden Hills Residents Assn will accept full responsibility for the ongoing maintenance of the planted area.





JESSUP Brenda

Alpine Fencing Wanaka Ltd

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

The council is not serious about this issue as it still supports airport growth in the district. Unmitigated tourism growth is unsustainable and does not bring benefits to most residents. Tourism is important and valued. We like tourists and want to see quality, not quantity, for people and experiences.

Please tell us more about your response:

Water is precious and needs to be metered at the gate to slow demand. People need to value their water and use it with more care and consideration.

Please tell us more about your response:

Queenstown has buses that cover much of the Wakatipu basin but Wanaka still has no public transport. Wanaka has very little in the way of cycle routes for safe and enjoyable active transport.

Please tell us more about your response:

What is this spending really for and does the community want this extra rate burden? Public transport needs to be funded but big new roads only encourage car use.

Please tell us more about your response:

Neither.

Council need to reduce the compliance costs at their end. The last resource content I applied for was to replace an open fire with a low emission burner, which will significantly reduce the generation of smoke. This is a very strait-forward job and beneficial to the environment. I was made slow, complicated and costly due to council's unnecessary process.

Wanaka recently hosted the Festival of Colour. We were told by the bar staff that due the QLDC interpretation of the licensing law they could not serve a drink half an hour before end the performance? How much time and costs go into that sort of silly ruling?

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

My "big Issue" is the lack of transparency this council has starting with the restricted consulation process around airport growth and then onto council's procurement process and where our rates are being spent.

Q. Please use this space to comment on the draft Policy on Development Contributions:

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

LANGLEY Julia

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

It is alarming that today water is being consumed by the community that does not comply with NZ drinking water standards. Water needs to be a priority.

In regards to climate change adaption - more needs to be considered.

There should be acknowledgement that in a post COVID world migration to NZ will increase. We have recently moved back to NZ from working abroad (COVID and Environmental Concerns) as want to support our families and communities and enjoy the safety and freedoms that New Zealand provides. New Zealand should maximise the value of the large number of overseas kiwis returning and consider employment opportunities for them. They should also consider that New Zealand is viewed as a safer haven for climate related impacts on citizens around the world, not just COVID. Central Otago has an opportunity to attract world leading Tech talent and venture capital here.

It is important that the QLDC does focus on water and we applaud the focus on this issue in the plan. We are concerned that immediate water issues have not been addressed and are caused about the lack of compliance on key water areas. I understand that the last time our water source was tested for herbicides / pesticides was 2018.

With the above in mind, QLDC should be looking at a broader diversification strategy that includes digital and remote workers. My husband holds a global role at a major international corporation and is working remotely from our Albert Town home – we have met many people in the Wanaka / Upper Clutha community that are now working remotely. This type of employment style should be encouraged as these remote workers directly invest in the local community and support local businesses. Digital infrastructure does not seem to be a priority in the plan and we urge it to be considered as well as networking groups to encourage innovation and development of local community talent. Focusing on growth in the knowledge sector could be an easy win that helps the district to move away from its historic focus on tourism.

With the growth of families and knowledge workers in the region, there should be increased support for startup digital opportunities in FinTech, RegTech, SDGTech and EdTech. Startup accelerations and new digital businesses should be encouraged to the lakes district and a focus on talent development occurring. Tech bridges between other countries, should be looked into. This region also has a greater opportunity to consider new sustainable finance products that could have international funding for sustainable finance instruments (Green / Blue bonds). More focus should also occur on biodiversity finance – the focus from QLDC seems to be mainly on pest eradication.

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

I support OPTION ONE: Complete the Water Treatment Programme as outlined in the plan (by 2024)

Please tell us more about your response:

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

I support OPTION TWO: Council reconsiders prioritisation and funding or non-funding of one or more transport projects

Please tell us more about your response:

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

I support OPTION ONE: Rates recovery focused on wider CBD ratepayers

Please tell us more about your response:

Q. Big Issue 4: Increasing User Fees and Charges

I support OPTION ONE: Fees and Charges Increased as per Revenue & Financing Policy

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

I'd like to congratulate QLDC on their 10 year plan and for highlighting key issues affecting our region. Key issues on climate, the environment, biodiversity loss, transportation and well being have been considered and a good balance of policies have been put forward.

A few area's could also be considered around:

1. Climate and health migration (and the opportunities that provides New Zealand)
2. The future of work and digital / remote workers
3. Sustainable finance

4. Well being and climate adaption
5. Equitable distribution of funding
6. Gender equality and opportunities for females

In regards to 1. There should be acknowledgement that in a post COVID world migration to NZ has increased (140,000). We have recently moved back to NZ from working abroad as want to support our families and communities and enjoy the safety and freedoms that New Zealand provides. New Zealand should maximise the value of the large number of overseas kiwis returning and consider employment opportunities for them. They should also consider that New Zealand is viewed as a safer haven for climate related impacts on citizens around the world, not just COVID. Central Otago has an opportunity to attract world leading Tech talent and venture capital here.

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We are concerned by the disproportionate amount of funding going to Queenstown apposed to Wanaka. With population growth and a shift in demographics to younger / non-retired individuals, funding towards community and youth engagement opportunities should be raised. It was quite alarming to see the significant allocation of funding going to the new Queenstown Arts Centre. I cannot see the rational for this to be prioritized, unless it would bring in significant revenue to the region. On a local level we support the submission by Aspiring Gymsports in Wanaka, to support Wanaka's key community group submissions such as The Upper Clutha Tracks Trust and Active Transport Wanaka. We request a readjustment of the overall 10 Year Plan budget split to be more equitable for Wanaka. We call for funding to be split 66% Queenstown and 33% Wanaka inline with relative ward populations. The current Community and Sports Funding is more of a 80/20 split and it includes reclamation of oxidation ponds which we believe should not be in the community budget. The spread of expenditure over the 10 years should also be equitable.

On point 5, it is evident that QLDC funds predominantly male sports. We would like to see increased investing in indoor sports facilities across the local government area. This will also support climate adaption strategies and citizens may need to spend more time indoors due to climate effects. I understand that increased funding for the Wanaka Rec Centre has been request~~ed~~^{ed}, but little acknowledgement given. We

would like to see this addressed as it already seems to be at capacity.

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Q. If you have a pre-prepared submission, you can upload it below.

Please note that we can only accept .docx files.

Additional documents or PDF files can be emailed to letstalk@qldc.govt.nz

QLDC submission.docx

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On point 5, it is evident that QLDC funds predominantly male sports. We would like to see increased investing in indoor sports facilities across the local government area. This will also support climate adaption strategies and citizens may need to spend more time indoors due to climate effects. I understand that increased funding for the Wanaka Rec Centre has been requested, but little acknowledgement given. We would like to see this addressed as it already seems to be at capacity.

Regards, Julia Walker / Langley

LEVY John

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

QLDC needs to prioritise bike transport as well as bus transportation options. In Germany every street has a bike lane and has done for decades. We, however are back in the Dark Ages when it comes to bike transport. In Tokyo, the street are alive with bikes as opposed to combustion engine vehicles. Transport is fluid and quiet with many bike transportation being the option of choice for transporting small children around. Despite freezing temperatures, transport in bike lanes and in the underground is the transport of choice. Bikes have enclosures for children to keep them warm. This is the way forward. E bikes are already becoming as light as regular bikes and bikes can go anywhere, making them friendly for bike lanes as well as tracks(as opposed to motorbikes or scooters which must travel in the same lanes as cars).

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

Neither / Neutral

Please tell us more about your response:

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

I support OPTION TWO: Council reconsiders prioritisation and funding or non-funding of one or more transport projects

Please tell us more about your response:

With e-bikes becoming the transport option of the future (as the become lighter/cheaper/more efficient etc.) bike lanes EVERYWHERE need to be an option. eg. Biking on roads and not just on tracks.

I support the lowering of the speed limit in Wanaka to 40kph as this is extremely helpful for cyclists.

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

I support OPTION ONE: Rates recovery focused on wider CBD ratepayers

Please tell us more about your response:

Q. Big Issue 4: Increasing User Fees and Charges

I support OPTION ONE: Fees and Charges Increased as per Revenue & Financing Policy

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

My priority is better equipping our community for climate change and to be ready for the demand for Climate Friendly policy as freak winds and flooding etc. come calling in our area. Council must be ready to respond with - 'we are moving forward with options for curbing carbon emissions as quickly as we are able to.....' Freak winds are coming to call this week and flooding could hit soon. I could go on re. snow fall etc. Council can and should prioritise bike transport and change this community forever away from the car transport option we currently have. We need to be able to get to work safely and bike lanes are the only way that we can safely get to our destinations. The Netherlands aims to be Carbon neutral by 2025. We are way behind. Their livelihood depends on the climate - and so does ours. What will we do when the lakes flood? When the snow doesn't come??

Q. Please use this space to comment on the draft Policy on Development Contributions:

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

MERTLIK Pavla

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

I think it is unfair that one town gets more money than another, even though they are part of the same council. What happened to things being fair

Road transport accounts for 37% of our district's greenhouse gas emissions - by far and away the largest emitting sector. QLDC's own Climate Action Plan states a key outcome is for the district to have a "low carbon transport system". It goes on to state that this will be delivered through "bold, progressive leaders" and "agents of change" with "public transport, walking and cycling [being] everyone's first travel choice."

This Ten Year Plan makes no significant progress in mitigating climate change. Much of the \$450m to be spent on transport is focused on motor vehicles which will continue to increase emissions over the next ten years. Relatively little is to be invested in active transport across the district. There is minimal funding for public transport in Wanaka over the next ten years. Replacing shorter car journeys with walking and cycling is the quickest and easiest way for households to reduce personal greenhouse gas emissions across the district. I believe QLDC has a responsibility to enable and encourage this mode shift by providing safe and protected walking and cycling infrastructure to the community.

I would like to see QLDC truly mitigate (rather than just adapt to) climate change by prioritising the \$16m investment in Wanaka's Primary Cycle Network to 2021 to 2023 and the investment of \$73m in the Wakatipu Active Travel Network sooner than the current timeframe of 2032 to 2041.

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

I support OPTION TWO: Spread the Water Treatment Programme over the ten years

Please tell us more about your response:

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

Neither / Neutral

Please tell us more about your response:

I support the vision for a network of protected cycleways in Wanaka that will allow me and my

family to safely bike between home, school, work, shop and play.

During 2018's long term planning process Wanaka was promised "your turn will be next" to receive

meaningful investment to achieve this vision. However, this Ten Year Plan will delay the completion

of Stage One of our safe and separated cycleway network until 2027. This is not acceptable to me.

I am asking for the \$16.4m of investment in active transport in Wanaka from 2025 to 2027 to be

brought forward to 2021 to 2023. I understand this may require a reprioritisation of other investme

nt.

Specifically, I am requesting the following changes to the Ten Year Plan:

- Substantive active transport investment in Wanaka to be brought forward to 2021 - 2024

- The Schools to Pool protected cycleway to be designed and built as a priority

- The lakefront shared pathway from the Marina to McDougall St to be fully completed by

2022, not 2026

- The promised business case for active transport in Wanaka to be delivered by August 2021

- The programme of funding to complete a comprehensive cycle network in Wanaka to

continue through to 2030

In addition I acknowledge and support the low cost, low risk programme of work that is funded at

c\$500k for each of the next ten years to address ad hoc active transport projects in Wanaka.

Finally I request that QLDC measures its transport performance by including ' % increase in km of

urban cycleways and shared paths built' as a key metric.

I would like to see developers of new residential sub divisions and commercial precincts be required

to link their sub divisions in to the Wanaka urban cycle network, not just provide pathways within

the development that stop outside the front gate.

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

I support OPTION ONE: Rates recovery focused on wider CBD ratepayers

Please tell us more about your response:

Q. Big Issue 4: Increasing User Fees and Charges

I support OPTION ONE: Fees and Charges Increased as per Revenue & Financing Policy

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

I would like to see developers of new residential sub divisions and commercial precincts be required to link their sub divisions in to the Wanaka urban cycle network, not just provide pathways within the development that stop outside the front gate.

Q. Please use this space to comment on the draft Policy on Development Contributions:

I would like to see developers of new residential sub divisions and commercial precincts be required to link their sub divisions in to the Wanaka urban cycle network, not just provide pathways within the development that stop outside the front gate.

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

SUTHERLAND Peter

Lakes District Accommodation Sector

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

I support OPTION TWO: Spread the Water Treatment Programme over the ten years

Please tell us more about your response:

No reason to unnecessarily rush this work - we have great water quality already

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

I support OPTION TWO: Council reconsiders prioritisation and funding or non-funding of one or more transport projects

Please tell us more about your response:

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

Neither / Neutral

Please tell us more about your response:

I have no financial interest in the Queenstown CBD, it is not for me to decide.

Q. Big Issue 4: Increasing User Fees and Charges

I support OPTION ONE: Fees and Charges Increased as per Revenue & Financing Policy

Please tell us more about your response:

User pays is the way to go.

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

See attachment

Q. Please use this space to comment on the draft Policy on Development Contributions:

See attachment

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

Q. If you have a pre-prepared submission, you can upload it below.

Please note that we can only accept .docx files.

Additional documents or PDF files can be emailed to letstalk@qldc.govt.nz

Submission on QLDC 10 Year Plan and Policy on Development Contributions.docx

Submission on QLDC 10 Year Plan and Policy on Development Contributions

Demand and Population Assumptions

The Demand and Population Growth assumptions used in the 10 Year Plan are from work done prior to the arrival of Covid-19. There has been no effort to reconsider the long-term effects Covid will have on infrastructure and services demand and population growth.

Some changes brought about by Covid-19 are:

- Increased cost of international air travel
- Increased awareness of the negative environmental effects of international travel
- Increased ability to work remotely accelerating demand for residential development in the Lakes District. Both Kiwis returning from overseas and migrating from other parts of New Zealand.
- Recognition that NZ may have reached “Peak Overseas Tourist” and a reset to a lower level of international visitors is required

These factors will change the daily population mix (increased residents and reduced visitors) and the services demanded.

Assumption Government will Support a Bed Tax

The Council makes the assumption “all revenue streams will return to 100% Pre Covid by 2023-24”. The Lakes District economy’s disproportionate reliance on overseas visitors compared to the rest of New Zealand makes a return to “business as usual” in two years a very unlikely outcome.

In fact the mass tourism experienced by the Lakes District in the 12 months prior to Covid 19 may not ever return.

The Council’s budget for the 10 Year Plan includes \$162 million collected from a bed tax on commercial accommodation, commencing 2024-25. The commentary states if this tax is not able to be levied rates will need to be increased 2.3% or the capital programme will need to be reduced significantly.

The Council's Auditors identify the Council's inclusion of money raised by a proposed bed tax as a significant risk to the 10 Year Plan.

The Council states over 80% of voters supported the introduction of a bed tax. Hardly surprising when over 80% of ratepayers would not be financially impacted by the bed tax.

The Council referendum stated visitors would not object to paying more for accommodation and that accommodation business would not be harmed by the introduction of a bed tax. The Council provided zero evidence to support its statements. Recent social media commentary from Kiwis consistently says they cannot afford to visit Queenstown because accommodation is too expensive.

The Government will require evidence to back the Council's claims when it considers the request to introduce a bed tax.

The Council has a long way to go before it can be confident the Govt will support the introduction of a bed tax.

Policy on Development Contributions

Comment on Amendment 10

I believe that development contributions should cover the actual capital cost to the Council of providing the required infrastructure to the development.

In particular, it seems unfair to existing ratepayers they should be required to fund capital infrastructure that is required only because of increased demand from new development. A good example is the Lakes Hawea wastewater project. If the current new residential developments were not present, the existing wastewater facility would have sufficient capacity and existing ratepayers would not be required to fund the expansion.

Setting development contributions at a level below the real cost of providing the necessary infrastructure to a property development results in the ratepayer subsidising the property developer.

WEBSTER Bernard

Wanaka/Upper Clutha area

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 1: Delivering safe and reliable 3 water services for our community

Neither / Neutral

Please tell us more about your response:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 2: Meeting the transport needs of our community and ensuring capacity and choice

Neither / Neutral

Please tell us more about your response:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 3: New Targeted Rate on Queenstown Town Centre properties

Neither / Neutral

Please tell us more about your response:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Big Issue 4: Increasing User Fees and Charges

Neither / Neutral

Please tell us more about your response:

The focus of this submission is to oppose the Council's unnecessary investment in the Cardrona Water Scheme

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

The Council has presented its investment in a new water treatment plant at Cardrona as a decision that it has already made. This is misleading, as the Council has specifically deferred that decision to await the outcome of the LTP process. The cost is stated in most places at \$8.1M, but a further cost 10 years from now is also given of \$11.5M; ie amounting to \$19.6M. Funding remains unclear as it is stated at one point as being from rates, and at another point from development contributions. In neither case does the LTP disclose what the targeted rates, connection charges, or development contributions will be.

See attached

Q. Please use this space to comment on the draft Policy on Development Contributions:

The DC policy identifies costs beyond \$8.1M, with nearly \$14M costs identified for Water Supply headworks, and \$2.5M for pipeline works. It also fails to identify what development contribution is to be levied in new development at Cardrona (nor are targeted rates or connection charges identified).

This makes it impossible for developers/ ratepayers to understand the costs of the scheme to them. If those affected cannot understand this, then they cannot provide meaningful feedback and the LTP process is fundamentally flawed.

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

N/A

WILLIAMS Tim

on behalf of: Universal Developments Ltd

Hawea

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

PDF submissions attached

Q. Please use this space to comment on the draft Policy on Development Contributions:

PDF submissions attached

Q. Please use this space to comment on the draft Policy on Significance and Engagement:

Queenstown Lakes District Council

19 April 2021

**UNIVERSAL DEVELOPMENTS SUBMISSIONS ON –
2021-2031 TEN YEAR PLAN
DRAFT POLICY ON DEVELOPMENT CONTRIBUTIONS**

Please find set out below submissions on behalf of Universal Developments Ltd (Universal Developments)

Universal Developments is an active land development company with significant land holdings in Queenstown, Wanaka and Hawea.

Universal Developments wishes to speak at a hearing in relation to its submissions.

2021-2031 TEN YEAR PLAN

Universal Developments requests that the indicated timing for expenditure on wastewater and water upgrades at Hawea should be brought forward and in addition that appropriate expenditure allocated to roading.

Hawea Wastewater

In terms of wastewater upgrades the constraints to the Hawea system have been well known and documented by QLDC even prior to 2018.

Confirmation of funding for upgrades were confirmed by QLDC in 2018 as part of approval of the Special Housing Area established by Universal Developments and the associated recommendation to the Minister.

Further and specifically, this funding was confirmed by QLDC as part of the *Hawea Special Housing Area Deed* (Infrastructure & Affordability) - with a new pump station and 12km pipeline confirmed to be completed by 2020/2021 with necessary funding allocated within the relevant plans. Attached as **Appendix [A]** are the original confirmations from QLDC provided as part of the Hawea SHA expression of interest in 2018.

SUM OF CAPITAL WORKS	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	GRAND TOTAL
Hawea											
Asset Management Improvements	3,362	4,366	3,635	3,779	4,849	4,044	4,681	4,696	4,949	5,198	43,558
Hawea Wastewater Management	2,500,000	10,353,288	13,272,817								26,126,104
Hydraulic Model & System Performance - Hawea	3,630	2,971	52,486	2,881	4,334	3,012	107,134	57,679	4,251	4,251	242,630
Improve Hawea Level of Service			5,242	535,853							541,095
Masterplanning - Hawea	5,000	41,413	5,309	5,456	5,613	46,163	5,952	6,153	6,747	52,483	180,290
Pump Station Emergency Storage - Hawea			3,185	327,380							330,565
Telemetry - Hawea	2,250	31,060									33,310
Wastewater - Renewals - Hawea	70,809	78,578	73,088	81,753	83,719	87,785	87,715	114,649	382,732	407,601	1,468,429

Figure 1: Sum of Capital Works Wastewater – Draft LTP

It now appears the necessary upgrades and funding are allocated over 2021/2024 (see Figure 1 above) with a majority of the funds allocated toward the end of this period.

This indicates another 3 years before upgrades may be complete. This will have significant implications for the timely delivery of housing and represents a significant delay when necessary design and funding was understood to have been in place since 2018. Accordingly, it is submitted this funding allocation needs to be bought forward to ensure the necessary upgrades (which are now overdue) are completed next year 2021/2022.

Hawea Water

Similar to those points noted above constraints on water supply and potential upgrades have been known for a number of years. Funding appears to be pushed out with funding in particular for a reservoir upgrade not programmed till 2027 onwards

Hawea											
Asset Management Improvements	4,514	5,863	4,880	5,075	6,511	5,430	6,285	6,305	6,646	6,981	58,491
Capell Ave Watermain Extension	9,000	931,796									940,796
Demand Management - Hawea	12,229	51,766	916,886								980,882
Hawea Reservoir Capacity	50,000	1,501,227					62,138	1,255,231	2,672,915	2,755,348	8,296,858
Hydraulic Model & System Performance - Hawea	67,130	2,971	2,761	2,881	80,248	3,012	3,345	3,040	78,609	4,251	248,248
Masterplanning - Hawea	6,010	42,329	6,128	5,456	7,780	46,689	6,874	6,153	9,446	53,560	190,426
Scotts Beach Borefield Capacity			7,773	798,807							806,579
Telemetry - Hawea	3,150	43,484									46,634
Water Supply - Renewals - Hawea	46,114	49,583	44,494	53,600	51,152	51,747	53,205	47,514	60,644	159,376	617,429

Figure 2: Sum of Capital Works Water – Draft LTP

Hawea Rooding

It does not appear any specific expenditure is allocated to the planned upgrade of Capell Avenue and Domain Road where a roundabout is proposed. A draft plan provided by QLDC for this intersection is attached **Appendix [B]**.

In addition to this planned improvement works, funding should also be allocated to the upgrade of the Domain Road and Cemetery Road intersection where a similar roundabout is necessary. This will assist with the continued growth of Hawea in a timely manner and recognise the ongoing need to improving roading as part of this growth.

Summary

Given the strategic importance of growth in Hawea to the overall housing supply and affordability of the District, greater emphasis needs to be placed on the allocation of expenditure in Hawea for wastewater, water and roading to avoid a continuation of the delays that are being experienced with wastewater upgrades and implications this has for the timely delivering of housing. This is particularly important in consideration of Council’s on-going

workstreams for strategic growth, in particular the Spatial Plan which identifies Hawea as a growth location.

DRAFT POLICY ON DEVELOPMENT CONTRIBUTIONS

Amendment 8 – Change to the reserve land calculation methodology

The draft policy identifies potential issues with the existing definition of *Brownfields* and *Greenfields* land and the current assessment available for Greenfields developments within 600m of existing reserves. In this respect the draft policy promotes an alternative approach where areas are mapped either Area A where no reserve land contribution is required or Area B where a contribution would be levied.

Although mapping areas may provide greater certainty, it is not clear what happens for areas not identified as either Area A or B, particularly given the rather coarse nature of the current mapping which does not appear to accurately follow cadastral boundaries. Furthermore, a number of areas identified as Area B are well located within proximity to existing reserve areas. It is an inefficient outcome to require future development to provide reserve land or money when adequate reserves exist. Accordingly, discretion should still remain to enable an assessment as to whether adequate reserve areas exist even if an area is shown within Area B.

It is submitted therefore that discretion should remain within the policy for site specific assessments of land identified within Area B and in addition that clarification is provided for areas not identified as either Area A or B.

Amendment 9 – Change to reserve land values

This amendment proposes to change the Land Value for Hawea which was previously identified as *Township* and therefore attributed a value of \$255/m² to a new value of \$631/m² (which is the same value as that attributed to Wanaka/Albert Town). Notably Luggate has not been included in this increased land value category and instead retains the lower value which is identified as 242/m²

The justification for this change appears to be based on a land valuation for average price of land undertaken by APL. Universal Developments has requested the land valuations and rationale to justify the increase attributed to Hawea but this information has not been made available from QLDC prior to this submission being completed.

The proposed increase in value attributed to Hawea is significant representing a 40% increase. The development contributions per dwelling equivalent are also proposed to increase significantly in Hawea from an average of \$17,000 per lot to \$30,000 per lot. This will significantly impact the affordability of lots with the increased reserve land value compounding this increase.

Attached as **Appendix [C]** are the REINZ sales data for the last four years along with a breakdown of sections sales \$/m² over this period **Appendix [D]**. It highlights two points:

1. The dollar value per m² of land in Hawea is significantly lower than Wanaka/Albert Town
2. The dollar value per m² of land in Hawea is similar to Luggate

Accordingly, it is not considered justified to place Hawea in the same value category as Wanaka/Albert Town and instead it should remain in the same category as Luggate which has a similar average land value.

Should you have any queries regarding this submission please do not hesitate to contact me.

Regards

A handwritten signature in black ink that reads "Tim Williams". The signature is written in a cursive, slightly slanted style.

Tim Williams



From: Stuart Pile <[REDACTED]>
Sent: Wednesday, 18 April 2018 5:28 PM
To: Andrew Tipene
Subject: RE: RE: Hawea - Potential New Subdivision

Hi Andrew

Our CAPEX programme for Hawea has significant monies attributed to the management of wastewater from this scheme which continues to be a challenge for QLDC.

At present we have a non compliant wastewater treatment plant which is simply not fit for purpose. We have undertaken a business case which, at present, has the preferred option looking like a new pump system and pipeline that would convey sewage to our Project Pure WWTP. This project would involve construction of a 12km pipeline which would follow legal roads and easements for the vast majority of its length. A new bridge is hoped to be built over the River Clutha that would support our pipeline. This option aligns with our strategy for centralised wastewater management rather than the continued operation of smaller plants. It should be noted that Luggate will also be connected into the P Pure treatment plan.

LTP funding to support this project is as follows;

PROJECT PURE UPGRADES & DEVELOPMENT			2017/18	2018/19	2019/20	2020/21	2021/22	2022
SCREEN UPGRADES	New duty / standby screening system to increase screen capacity	CP 0560	\$ 699,843					
CENTRIFUGE UPGRADE	New duty / standby centrifuge system	CP 6284		\$ 416,000				
PPURE CAPACITY UPGRADE DESIGN	Design for new third SBR tank installation	CP 6284			\$ 530,000			
PPURE CAPACITY UPGRADE	Construction and commissioning	CP 6284				\$ 2,385,000	\$ 2,385,000	
INSTALL FOG TREATMENT FACILITY AT P PURE	Design and construction	CP 6667			\$ 500,000	\$ 500,000		
HAWEA WASTEWATER SERVICING			2017/18	2018/19	2019/20	2020/21	2021/22	2022
ENABLING WORKS: PLANNING & CONSENTS	River Clutha pipe bridge	CP 0554 / HEW8						
DESIGN	Full pumping system design (WWPS & pipeline)	CP 4036		\$ 704,875				
CONSTRUCTION	12km pipeline from Hawea to P Pure (inc. over River Clutha)	CP 4036			\$ 1,799,375	\$ 1,799,375		

In terms of capacity, it is well timed that we are made aware of future developments now so that we can size our trunk infrastructure accordingly. It should also be noted that in order for the P Pure plant to receive this additional load, capacity upgrades shall be required here also. Hence I also have included the upgrades planned for our Project Pure wastewater treatment plant.

Water supply

The Hawea Bore Pump Station and Treatment Plant was constructed in 2014/15 and includes four bores and a treatment facility that includes chlorination and UV. The bores were sized to allow for larger pumps and any new housing development of significant size would likely result in us looking at pump upgrade. We have also recognised the network improvements that could be made in Hawea so funding also sits in the CAPEX programme for this also. The Hawea water supply improvements are as follows;

HAWEA WATER SUPPLY			2017/18	2018/19	2019/20	2020/21	2021/22
1.0	SUPPLY UPGRADES						
1.1	WTP UPGRADE	Possible filtration barrier at WTP	CP 5200	\$ 210,000			
1.2	NETWORK UPGRADES	Upsize Caples Ave section of watermain	CP 6027	\$ 241,500	\$ 65,138		
1.3	NETWORK OPTIMISATION	Placeholder funding for supply upgrades	CP 6983	\$ 250,000	\$ 250,000		

We intend to commence master planning for Hawea in the next 3 – 6 months. This will aim to determine what reservoir capacity and other trunk improvements need to be made to support future growth. Our intention here being that we would then revise and allocate more CAPEX funding in the 2021 LTP – allowing us to leverage DC's off relevant parties.

I hope this helps

Stuart

----- Forwarded Message -----

From: Andrew Tipene [REDACTED]

To: Lane Hocking [REDACTED] Ulrich Glasner [REDACTED]

Sent: Friday, March 23, 2018, 3:40:16 PM GMT+13 **Subject:** RE: Hawea - Potential New Subdivision

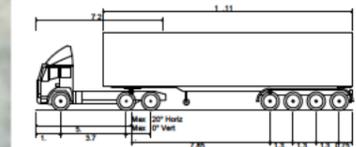
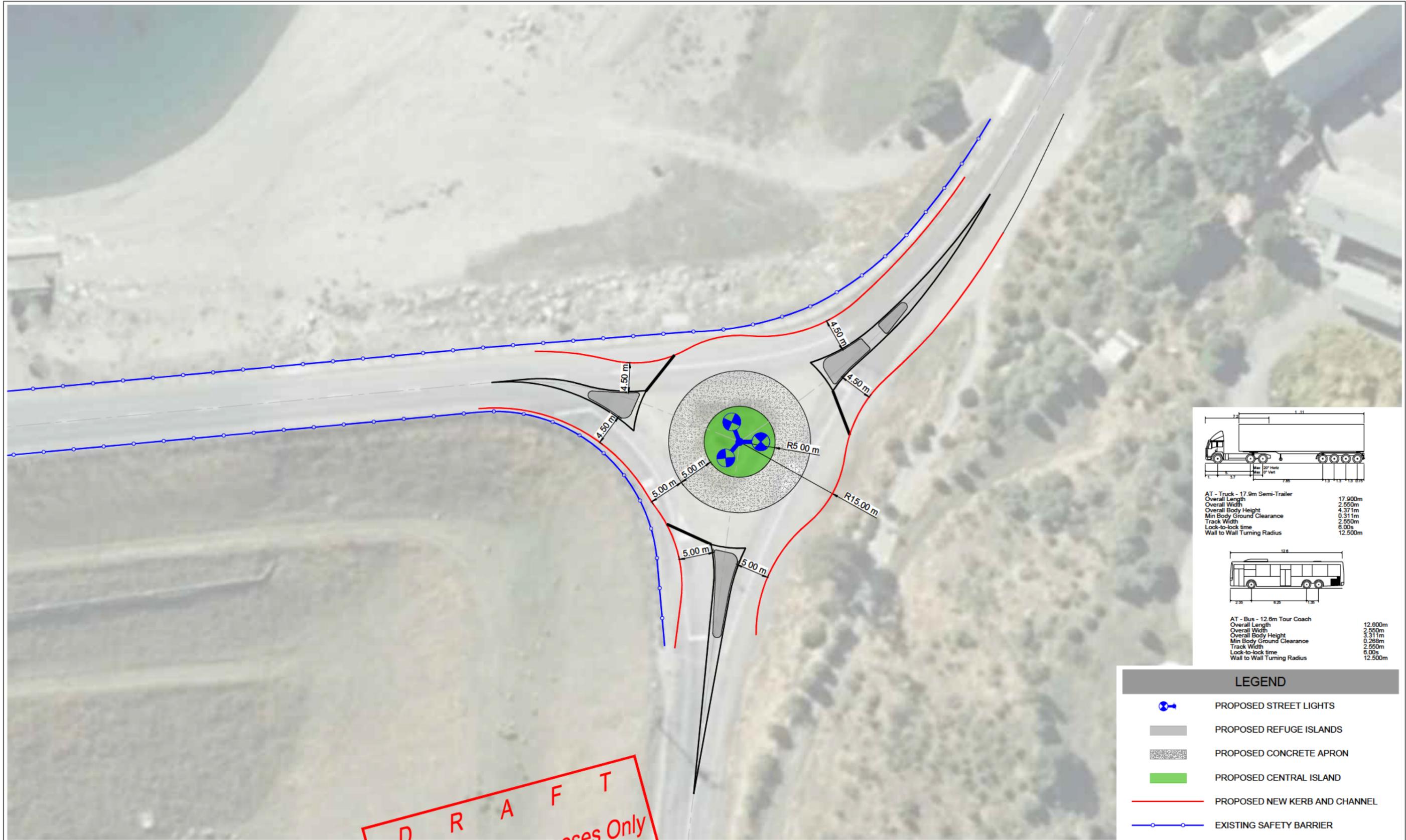
Hi Lane, I can't advise you on the suitability for HIF funding and believe it has now been fully allocated.

I suggest submitting your SHA EOI to get things started. We are 2+ years away with water and wastewater upgrades and there would be good synergies for Council Infrastructure funding and this new development.

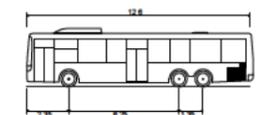
At this stage your EOI can assume the future water and wastewater upgrades are sufficient to support your development. Regards, Andrew

Andrew Tipene | Infrastructure Development Engineer Queenstown Lakes District
[REDACTED]





AT - Truck - 17.9m Semi-Trailer
 Overall Length 17.900m
 Overall Width 2.550m
 Overall Body Height 4.371m
 Min Body Ground Clearance 0.311m
 Track Width 2.550m
 Lock-to-lock time 6.00s
 Wall to Wall Turning Radius 12.500m



AT - Bus - 12.6m Tour Coach
 Overall Length 12.600m
 Overall Width 2.550m
 Overall Body Height 3.311m
 Min Body Ground Clearance 0.268m
 Track Width 2.550m
 Lock-to-lock time 6.00s
 Wall to Wall Turning Radius 12.500m

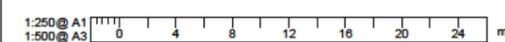
LEGEND

- PROPOSED STREET LIGHTS
- PROPOSED REFUGE ISLANDS
- PROPOSED CONCRETE APRON
- PROPOSED CENTRAL ISLAND
- PROPOSED NEW KERB AND CHANNEL
- EXISTING SAFETY BARRIER

DRAFT
 For Discussion Purposes Only
 And Subject To Change.

WORK IN PROGRESS

PRINTED 10/09/2020 2:33:04 PM



REVISION	AMENDMENT	APPROVED	DATE

wsp
 Tauranga Office
 64 7 578 2089

PO Box 646
 Tauranga 3140
 New Zealand

SCALES		ORIGINAL SIZE
1:250		A1
DRAWN	DESIGNED	APPROVED
AUTHOR	DESIGNER	APPROVER
DRAWING VERIFIED	DESIGN VERIFIED	APPROVED DATE
VERIFIER	VERIFIER	YYYY-MM-DD

PROJECT
 QUEENSTOWN LAKES DISTRICT COUNCIL
 LAKE HAWEA
 CAPELL AVE AND DOMAIN RD ROUNDABOUT (CONCEPT DESIGN)

TITLE
 LAYOUT PLAN

WSP PROJECT NO.	PROJ-ORIG-VOL-LOC-TYPE	SHEET NO.	REVISION
6-XQ065.67	6-XQ065.67-WSP-00-GF-DR	SHT	REV

CIVIL
 80

FOR DISCUSSION

Street Number	Street	Suburb	Sale Price	Sale Date	Sale Category	Valuation	Bedrooms	Floor Area	Land Area ha	Land Area m2	
12a	Alpha Close	Wanaka	655500	3-Jan-18	Residence	700000		3	119	0.0431	431
	7 Bull Ridge	Wanaka	670000	5-Jan-18	Residential Section	680000	null		0	0.1126	1126
	16 Islington Place	Wanaka	880000	5-Jan-18	Residence	830000		3	138	0.1157	1157
	39 Hunter Crescent	Wanaka	926000	9-Jan-18	Residence	790000		5	226	0.0911	911
	24 Northlake	Wanaka	282000	9-Jan-18	Residential Section	0		0	0	0.031	310
	60 Obelisk Street	Wanaka	315000	9-Jan-18	Residential Section	375000	null		0	0.0496	496
	20 Flora Dora Parade	Lake Hawea	1049000	9-Jan-18	Residential Section	435000		0	0	0.1012	1012
Lot 900	Aubrey Northlake F	Wanaka	340000	10-Jan-18	Residential Section	0		0	0	0.0496	496
Lot 7	Mount Barker Road	Wanaka	935000	10-Jan-18	Livestock	1010000		0	0	22	220000
	30 Farrant Drive	Wanaka	1439000	10-Jan-18	Residential Section	670000	null		0	0.2273	2273
	2 Ivy Lane	Albert Town	775000	10-Jan-18	Residence	700000		4	240	0.0906	906
Lot 13/22	Glen Dene Crescent	Wanaka	339130	11-Jan-18	Residential Section	0		0	0	0.0589	589
	12 Robrosa Street	Wanaka	429000	11-Jan-18	Residential Section	435000	null		0	0.0961	961
	4 Bell Street	Lake Hawea	650000	11-Jan-18	Residence	610000		3	188	0.08	800
	928 Cardrona Valley Ro	Cardrona	1550000	12-Jan-18	Livestock - Grazing	6950000	null		802	64.88	648800
	758 Cardrona Valley Ro	Wanaka	1550000	12-Jan-18	Lifestyle Blocks	1100000	null		0	64.88	648800
	29 Infinity Drive	Wanaka	1071000	12-Jan-18	Residence	1040000		3	217	0.1048	1048
Lot 3	Stevenson Road	Wanaka	950000	12-Jan-18	Livestock	910000		0	0	20	200000
	12 Glenfinnon Place	Wanaka	925000	12-Jan-18	Residence	880000		4	220	0.0828	828
	2 Bramble Close	Wanaka	2350000	15-Jan-18	Residence	0		5	384	0.438	4380
37-41 J	Lakeside Road	Wanaka	2250000	15-Jan-18	Apartment	2050000		3	264	0	0
	33 Seven Lane	Albert Town	650000	15-Jan-18	Lifestyle Blocks	760000	null		0	10.1	101000
0 null	CARDRONA VALLEY	null	750000	16-Jan-18	Lifestyle Blocks	782500	null		0	1.63	16300
	14 Sundance Rise	Wanaka	1020000	16-Jan-18	Lifestyle Blocks	764000	null		0	1.95	19500
	21 Sapphire Spring	Ris Wanaka	590000	17-Jan-18	Residential Section	640000		0	0	0.1021	1021
	24 Kowhai Drive	Wanaka	680000	17-Jan-18	Residence	660000	null		120	0.0903	903
	5 Kirimoko Crescent	Wanaka	275000	18-Jan-18	Residential Section	550000	null		0	0.0956	956
Lot 62/792	Aubrey Road	Wanaka	200000	18-Jan-18	Residential Section	0		0	0	0.0555	555
	2 Mount Ida Place	Wanaka	620000	18-Jan-18	Residential Section	620000	null		0	0.4035	4035

	116 Hunter Crescent	Wanaka	900000	19-Jan-18 Residence	930000	4	220	0.0755	755
	4 Hoheria Rise	Wanaka	450000	19-Jan-18 Residential Section	485000	0	0	0.0687	687
	18 Landsborough Lane	Wanaka	840000	19-Jan-18 Residential Section	480000 null		0	0	0
	11 Wren Street	Albert Town	765000	19-Jan-18 Residence	0	3	189	0.0884	884
	54 Bernard Road	Albert Town	750000	19-Jan-18 Residence	730000	4	170	0.1012	1012
	54 Little Maude Drive	Lake Hawea	220000	19-Jan-18 Residential Section	255000 null		0	0.0808	808
	10 Swan Street	Lake Hawea	230000	19-Jan-18 Residential Section	225000 null		0	0.0625	625
	3 Takahe Lane	Wanaka	850000	22-Jan-18 Residence	845000	4	163	0.0679	679
	21 Hikuwai Drive	Albert Town	1420000	22-Jan-18 Residence	1090000	4	245	0.2031	2031
	11 Pearl Lane	Wanaka	845000	24-Jan-18 Residential Section	700000 null		0	0.1105	1105
	82 Warren Street	Wanaka	2250000	24-Jan-18 Residence	1530000 null		231	0.0607	607
	14 Swan Street	Lake Hawea	210000	24-Jan-18 Residential Section	225000 null		0	0.0625	625
	15 Sentinel Drive	Lake Hawea	265000	24-Jan-18 Residential Section	250000 null		0	0.0953	953
	4 Valley Crescent	Wanaka	1325000	25-Jan-18 Residence	1270000	4	262	0.1005	1005
Lot 6	Kirimoko Heights	Wanaka	360000	25-Jan-18 Residential Section	0	0	0	0	0
	8 Mount Iron Drive	Wanaka	680100	25-Jan-18 Residence	670000	4	130	0.0568	568
	37 Glen Dene Crescent	Wanaka	620000	27-Jan-18 Residence	640000 null		94	0.0299	299
	8 Tuke Lane	Wanaka	980000	28-Jan-18 Residence	880000 null		197	0.045	450
	20 Cooper Crescent	Luggate	219000	28-Jan-18 Residential Section	225000 null		0	0.0847	847
	1 Blacksmiths Lane	Wanaka	1675000	29-Jan-18 Residence	880000	4	232	0.0891	891
Lot 343	Bull Ridge	Wanaka	670000	29-Jan-18 Residential Section	0	0	0	0.112	1120
0 null	MT BARKER RD	null	2900000	29-Jan-18 Lifestyle Blocks	1270000 null		0	0.0059	59
	22 Charles Court	Lake Hawea	690000	29-Jan-18 Residence	630000 null		188	0.1024	1024
	8 Hogan Lane	Wanaka	1080000	30-Jan-18 Residence	990000	4	218	0.09	900
37 B	Nichol Street	Lake Hawea	262500	30-Jan-18 Residential Section	255000	0	0	0.0801	801
	7 Hopkins Street	Luggate	470000	30-Jan-18 Residence	415000	3	90	0.0845	845
	12 Maude View Road	Hawea Flat	450000	30-Jan-18 Residential Section	0	0	0	0.5813	5813
	97 Warren Street	Wanaka	1551000	31-Jan-18 Residence	1400000	4	240	0.1014	1014
	11 Hillview Place	Wanaka	920000	31-Jan-18 Residence	0	3	190	0.0925	925
71 null	CARDRONA VALLEY	null	420000	31-Jan-18 Residential Section	8000000 null		0	0.0911	911

	4 Reserve Lane	Wanaka	639000	31-Jan-18 Residential Section	600000 null		0	0.1113	1113
	151 Lakeview Terrace	Lake Hawea	852000	31-Jan-18 Residence	770000	3	140	0.1012	1012
	45 Lichen Lane	Lake Hawea	620000	31-Jan-18 Residence	510000	3	143	0.4414	4414
	3 Drake Place	Lake Hawea	767000	31-Jan-18 Residence	610000	3	185	0.1121	1121
	29 Kirimoko Crescent	Wanaka	655000	1-Feb-18 Residential Section	240000	0	0	0.085	850
	23 Rocklands Court	Wanaka	740000	1-Feb-18 Residential Section	320000 null		0	0	0
	8 Hebbard Court	Albert Town	800000	1-Feb-18 Residence	0	4	208	0.0808	808
	36 Timsfield Drive	Lake Hawea	225000	1-Feb-18 Residential Section	240000 null		0	0.084	840
0 null	CARDRONA VALLEY	null	1250000	2-Feb-18 Livestock - Grazing	4980000 null		472	26.9	269000
	478 Cardrona Valley Ro	Wanaka	1250000	2-Feb-18 Lifestyle Blocks	1125000 null		0	26.9	269000
	86 Matai Road	Wanaka	795000	2-Feb-18 Residence	790000	3	145	0.0448	448
	5 Little Orchard Way	Wanaka	1100000	2-Feb-18 Lifestyle Blocks	1100000 null		0	2.42	24200
Lot 18	Stackbrae Avenue	Wanaka	530000	2-Feb-18 Residential Section	0	0	0	0.0903	903
	56 Sherwin Avenue	Albert Town	739000	5-Feb-18 Residence	690000	3	168	0.0781	781
	Aug-91 Lakeview Terrace	Lake Hawea	330000	5-Feb-18 Apartment	380000	1	40	0	0
	235 Lakeside Road	Wanaka	2135000	7-Feb-18 Residence	1240000 null		110	0	0
13 null	GLADBROOK STREE	Wanaka	285000	7-Feb-18 Residential Section	320000 null		0	0.0391	391
	36 Reid Avenue	Luggate	650000	7-Feb-18 Residence	540000	4	220	0.149	1490
	5 Cooper Crescent	Luggate	199000	7-Feb-18 Residential Section	225000 null		0	0.0817	817
	231 Lakeside Road	Wanaka	2135000	8-Feb-18 Residence	1240000	3	110	0.0822	822
4/188	Domain Road	Lake Hawea	4500000	8-Feb-18 Residence	0	5	538	0.4271	4271
	51 Kelliher Drive	Wanaka	1727500	9-Feb-18 Residence	1240000	4	260	0.0859	859
	345 Aubrey Road	Wanaka	650000	9-Feb-18 Residence	670000	3	138	0.0461	461
36 B	Mount Iron Drive	Wanaka	557000	9-Feb-18 Residence	515000	3	120	0.0433	433
Lot 7	Skylark Place	Lake Hawea	240000	9-Feb-18 Residential Section	0	0	0	0.1304	1304
Lot 5	Skylark Place	Lake Hawea	245000	9-Feb-18 Residential Section	0	0	0	0.1202	1202
Lot 1	Skylark Place	Lake Hawea	250000	9-Feb-18 Residential Section	0	0	0	0.1606	1606
Lot 6	Skylark Place	Lake Hawea	242000	9-Feb-18 Residential Section	0	0	0	0.1201	1201
Lot 2	Skylark Place	Lake Hawea	285000	9-Feb-18 Residential Section	0	0	0	0.1604	1604
	23 Ridgecrest	Wanaka	1150000	12-Feb-18 Residential Section	0	0	0	0.4408	4408

	66 Lagoon Avenue	Albert Town	724000	12-Feb-18 Residence	660000	4	155	0.0885	885
Lot 1	Cardrona Valley Ro	Cardrona	435000	13-Feb-18 Residential Section	500000	0	0	0.49	4900
	49 Totara Terrace	Wanaka	1177000	14-Feb-18 Residence	1030000	5	380	0.1012	1012
Lot 7	Hillend Estates	Wanaka	750000	14-Feb-18 Lifestyle Blocks	0	0	0	2	20000
Lot 68/Northlake	Outlet Road	Wanaka	226087	14-Feb-18 Residential Section	0	0	0	0.059	590
	16 Kuri Place	Wanaka	725000	14-Feb-18 Residence	670000	3	100	0.0849	849
	128 Mount Iron Drive	Wanaka	710000	14-Feb-18 Residence	685000	3	133	0.0814	814
	22 Swan Street	Lake Hawea	220000	14-Feb-18 Residential Section	225000 null		0	0.0625	625
	14 Skinner Crescent	Lake Hawea	1600000	14-Feb-18 Residence	1130000	4	250	0.1501	1501
	2:00 AM Skylark Place	Lake Hawea	268000	14-Feb-18 Residential Section	235000 null		0	0.0708	708
	750 Mount Barker Road	Wanaka	1350000	15-Feb-18 Lifestyle Blocks	950000	1	0	1	10000
	11 Bargour Street	Wanaka	405000	15-Feb-18 Residential Section	405000 null		0	0.0651	651
	9 Clearview Street	Wanaka	695000	17-Feb-18 Residential Section	860000 null		0	0.0814	814
	11 Clearview Street	Wanaka	695000	17-Feb-18 Residential Section	715000 null		0	0.0814	814
	47 Obelisk Street	Wanaka	500000	17-Feb-18 Residential Section	435000 null		30	0.0914	914
	4 Brewster Crescent	Lake Hawea	245000	17-Feb-18 Residential Section	240000 null		0	0.0827	827
	7 Jackson Rise	Luggate	475000	18-Feb-18 Residential Section	425000 null		0	0.1417	1417
	6 Meadowstone Driv	Wanaka	1032500	19-Feb-18 Residence	1190000 null		250	0.0882	882
	9 Avalanche Place	Wanaka	1177500	19-Feb-18 Residence	1160000	4	232	0.0963	963
	217 Stone Street	Wanaka	775000	19-Feb-18 Residence	760000	5	140	0.0759	759
	15 Bargour Street	Wanaka	382500	19-Feb-18 Residential Section	415000 null		0	0.0702	702
	85 Frye Crescent	Albert Town	610000	19-Feb-18 Residence	0	3	132	0.04	400
	11 Teal Place	Lake Hawea	239000	19-Feb-18 Residential Section	245000 null		0	0.0862	862
	32 Flora Dora Parade	Lake Hawea	1100000	19-Feb-18 Residence	960000	2	60	0.1013	1013
	13 Meadowbrook Plac	Wanaka	737100	20-Feb-18 Residence	720000	3	170	0.0464	464
Lot 2	Mount Barker Road	Wanaka	2900000	20-Feb-18 Livestock	850000	0	0	60	600000
	4 Criffel Place	Luggate	750000	20-Feb-18 Residence	700000	4	208	0.0806	806
	63 Studholme Road	Wanaka	2235000	21-Feb-18 Lifestyle Blocks	0	6	430	3	30000
	16 Hyland Street	Wanaka	1200000	22-Feb-18 Residence	1120000	5	241	0.0776	776
Lot 4	Hillend Estates	Wanaka	1050000	22-Feb-18 Lifestyle Blocks	0	0	0	2	20000

	314 Domain Road	Lake Hawea	3000000	22-Feb-18 Lifestyle Blocks	1105000 null		0	0.0029	29
Lot 9 null	Muir Rd	Lake Hawea	1528000	22-Feb-18 Lifestyle Blocks	580000 null		0	4	40000
	2 Barclay Place	Wanaka	870000	23-Feb-18 Residence	0	4	175	0.072	720
	65 Kanuka Rise	Albert Town	1620000	23-Feb-18 Residence	1370000	4	197	0.4071	4071
Lot 1	Domain Road	Lake Hawea	3000000	23-Feb-18 Livestock	780000	0	0	30	300000
	13 Isthmus Place	Lake Hawea	235000	24-Feb-18 Residential Section	240000 null		0	0.0814	814
	76 Meadowstone Driv	Wanaka	1350000	26-Feb-18 Residence	1390000	5	266	0.0901	901
	22 Meadowstone Driv	Wanaka	1035000	26-Feb-18 Residence	920000	4	207	0.0649	649
	24 Matai Road	Wanaka	743000	26-Feb-18 Residence	720000	3	136	0.0463	463
	58 Totara Terrace	Wanaka	720000	26-Feb-18 Residence	720000	3	130	0.0524	524
	72 Kirimoko Crescent	Wanaka	3600000	26-Feb-18 Residential Section	3090000 null		0	2.76	27600
5 null	LINDIS ROAD	Wanaka	290000	26-Feb-18 Residential Section	290000	3	0	0.03	300
	19 Wren Street	Albert Town	775000	26-Feb-18 Residence	720000	4	181	0.0769	769
	179 Lakeview Terrace	Lake Hawea	930000	26-Feb-18 Residence	690000	2	70	0.1012	1012
	1 Centre Crescent	Wanaka	1610000	27-Feb-18 Residence	1260000	4	245	0.0955	955
	26 Ballantyne Road	Wanaka	1300000	27-Feb-18 Residence	1210000	3	205	0.4006	4006
	792 Aubrey Road	Wanaka	340000	27-Feb-18 Residential Section	12000000 null		0	0.0654	654
8 null	RUA STREET	Albert Town	340000	27-Feb-18 Residential Section	315000	3	0	0.0654	654
	40 Kings Drive	Wanaka	832000	28-Feb-18 Residence	0	3	220	0.0543	543
	2 Kotare Drive	Wanaka	551500	28-Feb-18 Residential Section	560000	0	0	0.1267	1267
	7 Kingfisher Crescent	Albert Town	770000	28-Feb-18 Residence	740000	4	197	0.075	750
	9 Mount Barker Road	Wanaka	950000	28-Feb-18 Lifestyle Blocks	1000000 null		0	20.42	204200
	22 Aspiring Terrace	Wanaka	1800000	1-Mar-18 Residence	0	3	250	0.0832	832
0 null	MT BARKER RD	null	1250000	1-Mar-18 Lifestyle Blocks	1650000 null		0	1.01	10100
Lot 5	Mount Barker Road	Wanaka	1250000	1-Mar-18 Lifestyle Blocks	0	0	0	1	10000
Lot 1/null null	Domain Road	Lake Hawea	4228042	1-Mar-18 Livestock - Finishing	1350000 null		0	55.47	554700
	18 Mount Burke Stree	Wanaka	290000	2-Mar-18 Residential Section	0	0	0	0.0285	285
	28 Mount Creighton C	Wanaka	680000	2-Mar-18 Residential Section	295000 null		0	0	0
	10 Dingle Street	Lake Hawea	264000	2-Mar-18 Residential Section	240000 null		0	0.0801	801
	48 Nook Road	Lake Hawea	662000	2-Mar-18 Residence	400000	3	88	0.1408	1408

	58 Forest Heights	Wanaka	1150000	5-Mar-18 Residential Section	1000000	0	0	0.185	1850
Lot 6	Hillend Estates	Wanaka	850000	5-Mar-18 Lifestyle Blocks	0	0	0	1	10000
	8 Main Road	Luggate	585000	5-Mar-18 Residence	540000	4	182	0.0812	812
Stage III	Grandview, Cemetery	Lake Hawea	205000	5-Mar-18 Residential Section	0	0	0	0.0803	803
39 B	Manuka Crescent	Wanaka	535000	6-Mar-18 Residence	540000	3	88	0.0394	394
	44 Hedditch Street	Wanaka	850000	6-Mar-18 Residence	720000	4	110	0.1012	1012
13 A	Mataraki Place	Wanaka	860000	6-Mar-18 Residence	750000 null		135	0.0535	535
	28 Ballantyne Road	Wanaka	2350000	6-Mar-18 Lifestyle Blocks	2190000	5	312	1	10000
	52 Mount Iron Drive	Wanaka	790000	6-Mar-18 Residence	760000	5	248	0.072	720
43 B	Hewson Crescent	Lake Hawea	610000	6-Mar-18 Residence	0	3	143	0.08	800
	Pisa Road	Luggate	375000	6-Mar-18 Residential Section	320000	0	0	0.4655	4655
	82 Infinity Drive	Wanaka	492000	7-Mar-18 Residential Section	0	0	0	0.0904	904
	3 Reserve Lane	Wanaka	360000	8-Mar-18 Residential Section	360000 null		0	0.05	500
	2 Reserve Lane	Wanaka	670000	8-Mar-18 Residential Section	580000 null		0	0.1024	1024
	14 Mount Nicholas Avenue	Wanaka	350000	8-Mar-18 Residential Section	405000 null		0	0.0664	664
	1940 Cardrona Valley Road	Cardrona	850000	9-Mar-18 Lifestyle Blocks	0	4	0	1	10000
	11 Centre Crescent	Wanaka	980000	9-Mar-18 Residence	970000	4	220	0.0924	924
	May-13 Plantation Road	Wanaka	425000	9-Mar-18 Unit	360000	2	60	0	0
	10 Allenby Place	Wanaka	829000	9-Mar-18 Residence	0	4	210	0.0817	817
Lot 66/Sentinel Par	Cemetery Road	Lake Hawea	264000	9-Mar-18 Residential Section	0	0	0	0.0803	803
	27 Heuchan Lane	Wanaka	1100000	12-Mar-18 Residence	970000	4	210	0.1336	1336
	29 Mt Gold Place	Wanaka	4550000	12-Mar-18 Residence	4050000 null		302	0.4012	4012
	5 Alpha Close	Wanaka	1200000	12-Mar-18 Home and Income	1100000 null		226	0.083	830
	6 Wilkin Road	Wanaka	710234	12-Mar-18 Residence	680000	4	220	0.0686	686
	17 Noema Terrace	Lake Hawea	700000	12-Mar-18 Residence	675000 null		270	0.221	2210
Lot 1	Cardrona Valley Road	Cardrona	660000	14-Mar-18 Residential Section	550000	0	0	0.4709	4709
	2 Little Oak Common	Wanaka	920150	14-Mar-18 Residence	940000	3	180	0.0725	725
	12 Swan Street	Lake Hawea	220000	14-Mar-18 Residential Section	225000 null		0	0.0625	625
0 null	HAWEA BACK RD	null	675000	14-Mar-18 Lifestyle Blocks	550000 null		0	7.52	75200
Lot 130/The Height	Aubrey Road	Wanaka	639000	15-Mar-18 Residential Section	0	0	0	0.1114	1114

	9 Bovett Place	Wanaka	1027000	15-Mar-18 Residence	920000	4	137	0.0804	804
	13 Timsfield Drive	Lake Hawea	720000	15-Mar-18 Residence	0	4	200	0.089	890
	66 Little Maude Drive	Lake Hawea	225000	15-Mar-18 Residential Section	255000 null		0	0.0806	806
19 A	Old Station Avenue	Wanaka	860000	16-Mar-18 Residence	850000	3	179	0.0522	522
	20 Studholme Road	Wanaka	76000	16-Mar-18 Unit	0	1	53	0	0
	19 Greenbelt Place	Wanaka	800000	16-Mar-18 Residential Section	680000	0	0	0.1015	1015
	4 Robrosa Street	Wanaka	415000	16-Mar-18 Residential Section	400000 null		0	0.0615	615
	46 Bernard Road	Albert Town	595000	16-Mar-18 Residence	570000 null		90	0.1012	1012
	57 Little Maude Drive	Lake Hawea	225000	16-Mar-18 Residential Section	255000 null		0	0.0925	925
	8 Collins Street	Wanaka	1125000	17-Mar-18 Residence	850000	1	140	0.0835	835
	31 Grandview Road	Lake Hawea	250000	18-Mar-18 Residential Section	250000 null		0	0.0905	905
	43 Infinity Drive	Wanaka	1550000	19-Mar-18 Residence	1520000	5	362	0.1282	1282
	26 Makomako Road	Wanaka	806000	19-Mar-18 Residence	820000 null		135	0.0766	766
	792 Aubrey Road	Wanaka	345000	19-Mar-18 Residential Section	12000000 null		0	0.0714	714
30 null	POUNAMU AVENU	Albert Town	345000	19-Mar-18 Residential Section	340000 null		0	0.0714	714
	6 Jack Young Place	Albert Town	930000	19-Mar-18 Residence	780000	4	183	0.4018	4018
	201 Aubrey Road	Wanaka	279565	20-Mar-18 Residential Section	330000 null		0	0.0409	409
12 null	Aubrey Road	Wanaka	329565	20-Mar-18 Residential Section	325000 null		0	0.04	400
	9 Teal Place	Lake Hawea	232000	20-Mar-18 Residential Section	240000 null		0	0.0843	843
	10 Scaife Place	Wanaka	955000	21-Mar-18 Residence	955000 null		180	0.0902	902
	16 Platinum Ridge	Wanaka	550000	22-Mar-18 Residential Section	650000 null		0	0.1858	1858
	3 Glen Dene Crescent	Wanaka	690000	22-Mar-18 Residence	0	3	125	0.0312	312
	13 Pennycook Place	Lake Hawea	245000	22-Mar-18 Residential Section	235000 null		0	0.077	770
	252 Hawea Back Road	Hawea Flat	950000	22-Mar-18 Livestock	1112000	2	60	35	350000
	3 Centre Crescent	Wanaka	1150000	23-Mar-18 Residence	1050000	3	185	0.0909	909
	7 Stackbrae Avenue	Wanaka	485000	23-Mar-18 Residential Section	295000 null		0	0.0664	664
Lot 128/The Height	Aubrey Road	Wanaka	670000	23-Mar-18 Residential Section	0	0	0	0.0901	901
	5 Matakanui Lane	Wanaka	295000	24-Mar-18 Residential Section	290000 null		0	0.03	300
	117 Totara Terrace	Wanaka	882500	26-Mar-18 Residence	615000 null		90	0	0
	7 Little Alpha Loop	Wanaka	610000	27-Mar-18 Residential Section	600000	0	0	0.1001	1001

	29 Ridgecrest	Wanaka	2525000	27-Mar-18 Residence	2110000	4	508	0.4011	4011
	176 Warren Street	Wanaka	1150000	27-Mar-18 Residence	1040000 null		130	0.1519	1519
	176 Warren Street	Wanaka	575000	27-Mar-18 Residence	1040000 null		130	0.1519	1519
	48 Rob Roy Lane	Wanaka	885000	27-Mar-18 Residence	820000	4	189	0.0842	842
	14 Paradise Place	Lake Hawea	727000	27-Mar-18 Residence	640000	4	213	0.0803	803
	25 Lakeview Terrace	Lake Hawea	660000	27-Mar-18 Residence	530000	3	90	0.1452	1452
	66 Infinity Drive	Wanaka	1125000	28-Mar-18 Residence	1060000	4	240	0.0892	892
	20 Totara Terrace	Wanaka	700000	28-Mar-18 Residence	690000 null		90	0.0981	981
	17 Kapuka Lane	Wanaka	400000	28-Mar-18 Residential Section	550000	0	0	0.096	960
	1 Kapuka Lane	Wanaka	175000	28-Mar-18 Residential Section	340000 null		0	0	0
	2 Tuke Lane	Wanaka	250000	28-Mar-18 Residential Section	370000 null		0	0.045	450
8 and 8a	Coromandel Street	Wanaka	855000	28-Mar-18 Residence	820000	5	210	0.0709	709
	29 Kingston Street	Albert Town	736000	28-Mar-18 Residence	670000	4	183	0.0801	801
	Hawea Back Road	Lake Hawea	675000	28-Mar-18 Lifestyle Blocks	550000	0	0	8	80000
	9:00 AM Niger Street	Wanaka	394000	29-Mar-18 Residence	800000 null		169	0.0644	644
	49 Little Maude Drive	Lake Hawea	225000	29-Mar-18 Residential Section	240000 null		0	0.0782	782
	4 Sam John Place	Lake Hawea	775000	29-Mar-18 Residence	535000 null		162	0.4	4000
5	Mill End	Wanaka	468000	1-Apr-18 Residential Section	0	0	0	0.0789	789
16	Alice Burn Drive	Luggate	727000	3-Apr-18 Residence	710000	3	210	0.1181	1181
121	Totara Terrace	Wanaka	882500	4-Apr-18 Residence	615000	3	90	0.1012	1012
20/4	Mountain View Dri	Wanaka	820000	4-Apr-18 Unit	700000 null		201	0	0
Villa 19	Heritage Village Or	Wanaka	820000	5-Apr-18 Residence	700000	4	201	0	0
2	Edna Lane	Lake Hawea	645000	5-Apr-18 Residence	101000	4	183	0.0879	879
10	Sam John Place	Lake Hawea	682000	5-Apr-18 Residence	570000	2	118	0.4	4000
32	Minaret Ridge	Wanaka	1440000	6-Apr-18 Residence	1200000	4	237	0.1052	1052
447	Aubrey Road	Wanaka	1400000	6-Apr-18 Residence	1210000	5	345	0.4807	4807
49	Mount Linton Aven	Wanaka	395000	6-Apr-18 Residential Section	500000 null		0	0	0
35	Capell Avenue	Lake Hawea	1550000	6-Apr-18 Residential Section	300000	0	0	0.2031	2031
1	Harris Place	Luggate	810000	6-Apr-18 Residence	680000	3	176	0.4028	4028
8	Newcastle Road	Hawea Flat	515000	6-Apr-18 Lifestyle Blocks	350000 null		0	1.51	15100

23	Studholme Road	Wanaka	2088000	7-Apr-18 Lifestyle Blocks	1750000 null		372	1.35	13500
5	Little Street	Wanaka	632000	9-Apr-18 Residence	530000	2	60	0	0
36	Albert Town-Lake	Albert Town	2520000	9-Apr-18 Lifestyle Blocks	1640000	3	153	5	50000
24	Capell Avenue	Lake Hawea	350000	9-Apr-18 Residence	700000 null		170	0.1151	1151
11	McNeil Crescent	Wanaka	600000	10-Apr-18 Residential Section	375000 null		0	0.06	600
25	Kings Drive	Wanaka	751000	10-Apr-18 Residence	650000	3	120	0.0701	701
73 B	Seven Lane	Albert Town	750000	10-Apr-18 Lifestyle Blocks	700000 null		0	8.66	86600
47	Little Maude Drive	Lake Hawea	240000	10-Apr-18 Residential Section	240000 null		0	0.083	830
171	Church Road	Luggate	625000	10-Apr-18 Lifestyle Blocks	604000	0	0	2	20000
63	Kingston Street	Albert Town	560000	11-Apr-18 Residence	600000	4	150	0.0809	809
715	Mount Barker Road	Wanaka	4275000	12-Apr-18 Residence	0	5	440	0.8037	8037
0 null	WANAKA-MOUNT	/ null	14800000	13-Apr-18 Livestock - Finishing	13950000 null		0	137.17	1371700
13	Bell Street	Lake Hawea	250000	13-Apr-18 Residential Section	235000	0	0	0.0742	742
16	Forest Heights	Wanaka	1500000	15-Apr-18 Residence	1090000	4	248	0.1423	1423
25	Kirimoko Crescent	Wanaka	1590000	16-Apr-18 Residence	1040000	3	192	0.1064	1064
136	Mount Iron Drive	Wanaka	910000	16-Apr-18 Residence	980000 null		228	0.0848	848
1	Apollo Place	Wanaka	600000	16-Apr-18 Residence	610000 null		80	0.0731	731
22	Bills Way	Wanaka	812000	17-Apr-18 Residence	750000	3	130	0.0664	664
5	Poppy Lane	Albert Town	865000	17-Apr-18 Residence	780000	4	224	0.08	800
4	Sentinel Drive	Lake Hawea	645000	17-Apr-18 Residence	580000 null		120	0.0846	846
6	Ruby Ridge	Wanaka	615000	18-Apr-18 Residential Section	760000	0	0	0.0942	942
176	Warren Street	Wanaka	1150000	18-Apr-18 Residence	1040000 null		130	0.1519	1519
6	Hogan Lane	Wanaka	830000	18-Apr-18 Residence	840000	3	207	0.0839	839
2	Garnet Grove	Wanaka	1185000	19-Apr-18 Residence	930000 null		191	0	0
Apt 306	Lakeside Apartmen	Wanaka	1280000	19-Apr-18 Apartment	1110000	3	126	0	0
7	Grierson Lane	Albert Town	1515000	19-Apr-18 Residence	1090000	4	328	0.2424	2424
2	Poppy Lane	Albert Town	685000	19-Apr-18 Residence	620000	3	120	0.0721	721
108	Main Road	Luggate	620000	20-Apr-18 Residence	500000 null		180	0	0
3	Skylark Place	Lake Hawea	40000	20-Apr-18 Residence	705000 null		212	0.0318	318
71 null	CARDRONA VALLEY	null	250000	22-Apr-18 Residential Section	8000000 null		0	0.1045	1045

7	Hidden Hills Drive	Wanaka	673000	23-Apr-18 Residential Section	0	0	0	0.4104	4104
18	Mount Nicholas Av	Wanaka	350000	24-Apr-18 Residential Section	400000 null		0	0.0613	613
3	Wren Street	Albert Town	790000	24-Apr-18 Residence	0	3	181	0.075	750
10	Foxglove Heights	Wanaka	1250000	26-Apr-18 Residential Section	610000	0	0	0.4006	4006
10	Little Oak Common	Wanaka	1135000	26-Apr-18 Residence	1090000	4	220	0.0893	893
7	Matakanui Lane	Wanaka	305000	26-Apr-18 Residential Section	290000 null		0	0.03	300
36	Kingston Street	Albert Town	700000	26-Apr-18 Residence	620000 null		187	0.0943	943
28	Pisa Road	Luggate	335000	26-Apr-18 Residence	670000 null		154	0.4584	4584
9	Scaife Place	Wanaka	990000	30-Apr-18 Residence	965000	4	250	0.0674	674
18	Robrosa Street	Wanaka	360000	30-Apr-18 Residential Section	400000 null		0	0.0603	603
	Kane Road	Hawea Flat	515000	30-Apr-18 Lifestyle Blocks	350000	0	0	2	20000
6	Gin And Raspberry	Cardrona	190000	2-May-18 Lifestyle Blocks	795000 null		92	6.48	64800
115 A	Warren Street	Wanaka	956521	2-May-18 Residence	730000 null		127	0.0463	463
Lot 2/9	Clearview Street	Wanaka	695000	2-May-18 Residential Section	0	0	0	0.0813	813
136 A	Anderson Road	Wanaka	782000	2-May-18 Residence	680000	3	101	0.0431	431
39	Hyland Street	Wanaka	1	4-May-18 Residence	1080000 null		197	0.0589	589
12	Hogan Lane	Wanaka	1530000	4-May-18 Residence	880000 null		245	0	0
12	Hogan Lane	Wanaka	184000	4-May-18 Residence	880000 null		245	0.0536	536
12	Hogan Lane	Wanaka	1530000	4-May-18 Residence	880000 null		245	0	0
Lot 74	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0	0
Lot 56 Grandview	Cemetery Road	Lake Hawea	185000	4-May-18 Residential Section	0	0	0	0.0809	809
Lot 81	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0	0
Lot 65	Sentinel Park	Lake Hawea	255000	4-May-18 Residential Section	0	0	0	0.0826	826
Lot 57	Cemetery Road	Lake Hawea	210000	4-May-18 Residential Section	0	0	0	0	0
Lot 72	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0	0
Lot 69	Cemetery Road	Lake Hawea	185000	4-May-18 Residential Section	0	0	0	0	0
Lot 80 Grandview	Cemetery Road	Lake Hawea	160870	4-May-18 Residential Section	0	0	0	0.0847	847
Lot 68	Cemetery Road	Lake Hawea	245000	4-May-18 Residential Section	0	0	0	0	0
Lot 62 Grandview	Cemetery Road	Lake Hawea	200000	4-May-18 Residential Section	0	0	0	0.087	870
Lot 65 Grandview	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0.0826	826

Lot 64	Cemetery Road	Lake Hawea	205000	4-May-18 Residential Section	0	0	0	0	0
Lot 77 Grandview	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0.0805	805
Lot 83	Cemetery Road	Lake Hawea	186957	4-May-18 Residential Section	0	0	0	0	0
Lot 61	Cemetery Road	Lake Hawea	185000	4-May-18 Residential Section	0	0	0	0	0
Lot 88 Grandview	Cemetery Road	Lake Hawea	215000	4-May-18 Residential Section	0	0	0	0.1063	1063
Lot 63 Grandview	Cemetery Road	Lake Hawea	205000	4-May-18 Residential Section	0	0	0	0.0901	901
Lot 84 Grandview	Cemetery Road	Lake Hawea	210000	4-May-18 Residential Section	0	0	0	0.1244	1244
Lot 79	Cemetery Road	Lake Hawea	186957	4-May-18 Residential Section	0	0	0	0	0
Lot 77	Sentinel Park	Lake Hawea	250000	4-May-18 Residential Section	0	0	0	0.0818	818
Lot 78	Cemetery Road	Lake Hawea	190000	4-May-18 Residential Section	0	0	0	0	0
22 B	Heuchan Lane	Wanaka	685000	7-May-18 Residence	580000	2	120	0	0
165	Plantation Road	Wanaka	945000	7-May-18 Residence	770000	2	110	0.1012	1012
11	Bob Lee Place	Wanaka	820000	7-May-18 Residence	720000	3	142	0.0556	556
219	Mount ASPIRING Rd	Wanaka	2080000	7-May-18 Lifestyle Blocks	1640000	3	140	2	20000
13	Balneaves Lane	Albert Town	1050000	7-May-18 Residence	940000	4	244	0.401	4010
98	Main Road	Luggate	521000	7-May-18 Residence	430000	3	130	0.1012	1012
1/91	Lakeview Terrace	Lake Hawea	460000	7-May-18 Unit	380000	1	48	0	0
270	Buchanan Rise	Glendhu Bay	8250000	8-May-18 Lifestyle Blocks	4380000	4	440	24	240000
34	Penrith Park Drive	Wanaka	2700000	8-May-18 Residence	0	5	489	0.3797	3797
71 null	CARDRONA VALLEY	null	365217	8-May-18 Residential Section	8000000 null		0	0.1117	1117
1	Landsborough Lane	Wanaka	346956	8-May-18 Residential Section	370000 null		0	0.0482	482
17	Bovett Place	Wanaka	700000	8-May-18 Residential Section	485000	0	0	0.0746	746
90 A	Anderson Road	Wanaka	707000	8-May-18 Residence	680000	3	150	0.0452	452
1	Rocklands Court	Wanaka	444201	8-May-18 Residential Section	440000 null		0	0.0695	695
18	Pennycook Place	Lake Hawea	230000	8-May-18 Residential Section	250000 null		0	0.0876	876
43	Hardie Place	Albert Town	1190000	9-May-18 Residence	950000	4	272	0.2478	2478
16	Frye Crescent	Albert Town	730000	9-May-18 Residence	655000	3	133	0.0837	837
Lot 89	Cemetery Road	Lake Hawea	215000	10-May-18 Residential Section	0	0	0	0	0
Villa 1	The Resort	Cardrona	418000	11-May-18 Apartment	420000	3	0	0	0
64	Farrant Drive	Wanaka	954000	11-May-18 Residence	880000	4	194	0.0429	429

4	Teal Place	Lake Hawea	247000	13-May-18 Residential Section	240000 null		0	0.08	800
213	Stevenson Road	Wanaka	1078850	14-May-18 Lifestyle Blocks	962000 null		0	21.04	210400
44	Timsfield Drive	Lake Hawea	222000	14-May-18 Residential Section	235000 null		0	0.0776	776
32	Cooper Crescent	Luggate	250000	14-May-18 Residential Section	225000 null		0	0.0838	838
15	Little Oak Common	Wanaka	1190000	15-May-18 Residence	1280000	5	350	0.0997	997
3	Little Oak Common	Wanaka	1050000	15-May-18 Residence	910000	3	180	0.085	850
10	Daniels Terrace	Wanaka	1105000	15-May-18 Residence	1060000 null		219	0.0804	804
20	Stackbrae Avenue	Wanaka	950000	15-May-18 Residence	760000 null		181	0.0968	968
Lot 78/The Heights	Aubrey Road	Wanaka	346957	15-May-18 Residential Section	0	0	0	0.0482	482
7	Eden Close	Wanaka	1020000	16-May-18 Residence	1000000 null		190	0.092	920
33	Minaret Ridge	Wanaka	1249000	16-May-18 Residence	990000	3	213	0.0801	801
21	Infinity Drive	Wanaka	766100	16-May-18 Residential Section	680000	0	0	0.1043	1043
Lot 6/28	Stackbrae Avenue	Wanaka	450000	16-May-18 Residential Section	0	0	0	0.07	700
5	Merivale Avenue	Wanaka	340000	16-May-18 Residential Section	325000	0	0	0.0434	434
536	Camp Hill Road	Hawea Flat	550000	16-May-18 Residence	405000	3	110	0.1821	1821
Lot 69	Sentinel Park	Lake Hawea	235000	16-May-18 Residential Section	0	0	0	0.0814	814
3	Isthmus Place	Lake Hawea	253000	17-May-18 Residential Section	0	0	0	0.0869	869
Lot 70	Cemetery Road	Lake Hawea	185000	17-May-18 Residential Section	0	0	0	0	0
12 A	Hogan Lane	Wanaka	1530000	18-May-18 Residence	0	4	245	0.0527	527
12	Pennycook Place	Lake Hawea	230500	18-May-18 Residential Section	240000 null		0	0.0804	804
15	Pennycook Place	Lake Hawea	230000	18-May-18 Residential Section	235000 null		0	0.077	770
7	Harris Place	Luggate	865000	18-May-18 Residence	830000	3	191	0.4035	4035
77 A	Meadowstone Driv	Wanaka	730000	19-May-18 Residence	700000 null		166	0.0409	409
11 B	Atkins Road	Luggate	825000	19-May-18 Residence	780000 null		220	0.4066	4066
43	Matheson Crescent	Albert Town	930000	21-May-18 Residence	770000	2	169	0.1599	1599
17	Arklow Street	Albert Town	645000	21-May-18 Residence	600000 null		90	0.0809	809
54	Nichol Street	Lake Hawea	480000	21-May-18 Residence	480000	1	98	0.1406	1406
205	Wanaka-Mount Asç	Wanaka	4000000	22-May-18 Lifestyle Blocks	2370000 null		266	3.04	30400
4	Mulberry Lane	Wanaka	1125000	22-May-18 Residence	370000	6	220	0.0866	866
14	Platinum Ridge	Wanaka	1050000	22-May-18 Residential Section	970000	0	0	0.1858	1858

1	Glen Dene Crescent	Wanaka	3270000	22-May-18 Residential Section	1850000 null		0	0.1178	1178
58	Nichol Street	Lake Hawea	875000	23-May-18 Residence	730000 null		201	0.136	1360
6	Nancy Lane	Wanaka	1250000	24-May-18 Residence	410000	4	243	0.1048	1048
10	Matai Road	Wanaka	1225000	25-May-18 Residence	880000	5	240	0.1113	1113
7	Kapuka Lane	Wanaka	650000	25-May-18 Residence	800000 null		167	0.0491	491
33	Sherwin Avenue	Albert Town	749000	25-May-18 Residence	680000	3	138	0.08	800
11 B	Aitkins Road	Luggate	825000	25-May-18 Residence	0	4	220	0.4066	4066
55	Grandview Road	Lake Hawea	259000	25-May-18 Residential Section	250000 null		0	0.0892	892
526	Camp Hill Road	Hawea Flat	1075000	28-May-18 Lifestyle Blocks	0	5	250	2	20000
55	Upton Street	Wanaka	1950000	29-May-18 Unit	0	6	270	0.2023	2023
48	Mount Linton Aven	Wanaka	715000	30-May-18 Residence	690000 null		126	0.0312	312
22	Mountain View Dri	Wanaka	1240000	1-Jun-18 Residence	0	3	192	0.148	1480
40	Mount Iron Drive	Wanaka	750000	1-Jun-18 Residence	0	4	120	0.0875	875
46	Noema Terrace	Lake Hawea	600000	1-Jun-18 Residence	0	5	195	0.0994	994
3749	Luggate-Cromwell F	Luggate	675000	1-Jun-18 Residence	0	2	108	0.6405	6405
20	Sapphire Spring Ris	Wanaka	425000	3-Jun-18 Residential Section	520000 null		0	0.084	840
36	Cooper Crescent	Luggate	249000	4-Jun-18 Residential Section	230000 null		0	0.0917	917
Lot 4	Stevenson Road Wε	Wanaka	1078750	5-Jun-18 Lifestyle Blocks	962000	0	0	21	210000
114	Anderson Road	Wanaka	575000	5-Jun-18 Residence	420000	1	32	0.055	550
110	Noema Terrace	Lake Hawea	690500	5-Jun-18 Residence	0	3	101	0.1012	1012
22	Mount Nicholas Avι	Wanaka	350000	6-Jun-18 Residential Section	400000 null		0	0.0614	614
35	Glen Dene Crescent	Wanaka	695000	6-Jun-18 Residence	690000 null		127	0.0288	288
57	Forest Heights	Wanaka	598000	7-Jun-18 Residential Section	630000 null		0	0.0819	819
12	Hebbard Court	Albert Town	330000	7-Jun-18 Residential Section	285000 null		0	0.0801	801
Unit 31	The Resort	Cardrona	179000	8-Jun-18 Unit	150000	1	31	0	0
61	Kelliher Drive	Wanaka	535000	8-Jun-18 Residential Section	480000	0	0	0.0704	704
19	Matipo Street	Wanaka	935000	8-Jun-18 Residence	820000	4	153	0.0613	613
Lot 42/Northlake	Outlet Road	Wanaka	208696	8-Jun-18 Residential Section	0	0	0	0.0285	285
34	Bodkin Street	Lake Hawea	315150	8-Jun-18 Residential Section	0	0	0	0.0814	814
39	Nichol Street	Lake Hawea	765000	8-Jun-18 Residence	725000	4	251	0.0805	805

Lot 80	Sentinel Place	Lake Hawea	645000	8-Jun-18 Residential Section	0	3	153	0.0846	846
54	Hunter Crescent	Wanaka	885000	11-Jun-18 Residence	760000	3	170	0.0834	834
12	Farrant Drive	Wanaka	1130000	11-Jun-18 Residence	960000	4	219	0.0704	704
A/3 null	WANAKA PL	null	890000	11-Jun-18 Unit	1300000 null		301	0.0431	431
44 null	Farrant Drive	Wanaka	415000	11-Jun-18 Residential Section	345000 null		0	0.0428	428
Villa 5	The Resort @ Cardr	Cardrona	520000	12-Jun-18 Unit	360000	2	93	0	0
114/29	Warren Street	Wanaka	470000	12-Jun-18 Unit	440000	2	60	0	0
74	Bills Way	Wanaka	1300000	13-Jun-18 Residence	1140000	5	300	0.1	1000
128	Lismore Street	Wanaka	1085000	13-Jun-18 Residence	1425000	3	90	0.0581	581
7 null	LINDIS ROAD	Wanaka	285000	13-Jun-18 Residential Section	300000 null		0	0.0344	344
5	Marbleleaf Lane	Albert Town	700000	13-Jun-18 Residence	600000	3	123	0.0829	829
7	Bell Street	Lake Hawea	210000	13-Jun-18 Residence	345000 null		67	0	0
9	Jackson Rise	Luggate	475000	13-Jun-18 Residential Section	425000 null		0	0.1815	1815
8	Drake Place	Lake Hawea	780000	13-Jun-18 Residence	650000	2	160	0.1593	1593
Unit 21	The Resort @ Cardr	Cardrona	160000	14-Jun-18 Apartment	150000	1	31	0	0
58	Dungarvon Street	Wanaka	575000	14-Jun-18 Unit	420000 null		90	0	0
44	Noema Terrace	Lake Hawea	445000	14-Jun-18 Residential Section	361000	0	0	0.1494	1494
1940	Cardrona Valley Ro	Cardrona	4060650	15-Jun-18 Livestock - Grazing	2365000 null		0	140.45	1404500
31 C	Aubrey Road	Wanaka	940000	18-Jun-18 Residential Section	1170000	0	0	0.0705	705
21	The Heights Avenu	Wanaka	647826	18-Jun-18 Residential Section	420000 null		0	0.0701	701
10 null	RUA STREET	Albert Town	340000	18-Jun-18 Residential Section	315000 null		0	0.0654	654
40	Forest Heights	Wanaka	630000	19-Jun-18 Residential Section	0	0	0	0.09	900
50	Little Maude Drive	Lake Hawea	215000	19-Jun-18 Residential Section	255000 null		0	0.0808	808
555	Aubrey Road	Wanaka	1225000	20-Jun-18 Home and Income	0	3	300	0.4015	4015
45	Kingfisher Crescent	Albert Town	369000	20-Jun-18 Residential Section	315000	0	0	0.1131	1131
3	Barclay Place	Wanaka	575000	21-Jun-18 Residential Section	510000	0	0	0.083	830
792	Aubrey Road	Wanaka	340000	21-Jun-18 Residential Section	12000000 null		0	0.0712	712
10 null	TAHI STREET	Albert Town	340000	21-Jun-18 Residential Section	340000 null		0	0.0712	712
43 null	Farrant Drive	Wanaka	399000	22-Jun-18 Residential Section	345000 null		0	0.0429	429
1	Landsborough Lane	Wanaka	399000	22-Jun-18 Residential Section	370000 null		0	0.0482	482

105	Main Road	Luggate	610000	22-Jun-18 Residence	610000 null		180	0.0824	824
1	Avalanche Place	Wanaka	1250000	25-Jun-18 Residence	530000	4	273	0.0808	808
9	Merivale Avenue	Wanaka	300000	26-Jun-18 Residential Section	290000 null		0	0.028	280
342	Kane Road	Hawea Flat	0	26-Jun-18 Dairy	9860000 null		350	392.91	3929100
58 E	Dungarvon Street	Wanaka	575000	27-Jun-18 Townhouse	420000	3	0	0.0337	337
2	Jack Young Place	Albert Town	975000	27-Jun-18 Residence	810000	4	203	0.4005	4005
26	Sarges Way	Lake Hawea	300155	27-Jun-18 Residential Section	250000 null		0	0.0801	801
Lot 16	Sentinel Park	Lake Hawea	250000	27-Jun-18 Residential Section	0	0	0	0.0908	908
31	Kirimoko Crescent	Wanaka	579000	28-Jun-18 Residential Section	530000	0	0	0.0857	857
231	Beacon Point Road	Wanaka	960000	29-Jun-18 Residence	990000	5	150	0.082	820
26	Mt Gold Place	Wanaka	1200000	29-Jun-18 Residential Section	860000 null		0	0	0
154	Plantation Road	Wanaka	1130000	29-Jun-18 Residence	0	3	183	0.0809	809
111	Kings Drive	Wanaka	1150000	29-Jun-18 Residence	950000	3	180	0.0797	797
15 null	GLADBROOK STREE	Wanaka	290000	29-Jun-18 Residential Section	315000 null		0	0.0374	374
5	Elizabeth Street	Lake Hawea	575000	29-Jun-18 Residence	0	3	80	0.1223	1223
792	Aubrey Road	Wanaka	345000	2-Jul-18 Residential Section	12000000 null		0	0.0713	713
7 null	RUA STREET	Albert Town	345000	2-Jul-18 Residential Section	340000 null		0	0.0713	713
550	Wanaka-Luggate H	Wanaka	1560000	2-Jul-18 Lifestyle Blocks	805000	0	0	15	150000
136	Te Awa Road	Albert Town	1250000	2-Jul-18 Lifestyle Blocks	1220000	4	342	4	40000
4 null	GOWANBRAE LANE	Wanaka	280000	3-Jul-18 Residential Section	290000 null		0	0.03	300
23	Rocklands Court	Wanaka	740000	3-Jul-18 Residence	0	3	126	0.0415	415
39	Sherwin Avenue	Albert Town	755000	3-Jul-18 Residence	710000	3	185	0.0706	706
32	Timsfield Drive	Lake Hawea	247500	3-Jul-18 Residential Section	240000 null		0	0.0803	803
18	Mt Gold Place	Wanaka	1300000	4-Jul-18 Residential Section	895000 null		0	0	0
27	Russell Street	Wanaka	1550000	4-Jul-18 Residence	1350000	3	130	0.1061	1061
15	Scaife Place	Wanaka	620000	5-Jul-18 Residence	595000 null		110	0.0689	689
13	Hidden Hills Drive	Wanaka	1500000	5-Jul-18 Residence	670000	4	298	0.4015	4015
14	Swan Street	Lake Hawea	585000	5-Jul-18 Residence	500000 null		124	0.0625	625
21	Sarges Way	Lake Hawea	310000	5-Jul-18 Residential Section	255000 null		0	0.0842	842
20	Clutha Place	Wanaka	1450000	6-Jul-18 Residence	1120000	4	244	0.095	950

3	Jackson Rise	Luggate	475000	6-Jul-18 Residential Section	425000 null		0	0.1587	1587
20	Kidson Lane	Wanaka	2130000	9-Jul-18 Residence	2220000 null		170	0.2783	2783
84	Lagoon Avenue	Albert Town	372000	9-Jul-18 Residential Section	300000 null		0	0.1537	1537
18	Little Oak Common	Wanaka	925000	10-Jul-18 Residence	920000	4	180	0.0887	887
6	Rimu Lane	Wanaka	850000	10-Jul-18 Residential - Other	710000 null		240	0.1108	1108
24	Stackbrae Avenue	Wanaka	1025000	11-Jul-18 Residence	860000 null		190	0.0614	614
28	Sarges Way	Lake Hawea	282500	11-Jul-18 Residential Section	255000 null		0	0.084	840
Lot 36	Sentinel Park	Lake Hawea	250000	11-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 29 Grandview	Cemetery Road	Lake Hawea	195000	11-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 10	Sentinel Park	Lake Hawea	265000	11-Jul-18 Residential Section	0	0	0	0.1	1000
Lot 48 Grandview	Cemetery Road	Lake Hawea	165217	11-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 26	Sentinel Park	Lake Hawea	245000	11-Jul-18 Residential Section	0	0	0	0.0827	827
Lot 39	Cemetery Road	Lake Hawea	195000	11-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 34	Sentinel Park	Lake Hawea	249000	11-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 31 Grandview	Cemetery Road	Lake Hawea	200000	11-Jul-18 Residential Section	0	0	0	0.0954	954
Lot 6	Sentinel Park	Lake Hawea	250000	11-Jul-18 Residential Section	0	0	0	0.0906	906
Lot 50	Cemetery Road	Lake Hawea	190000	11-Jul-18 Residential Section	0	0	0	0	0
30	Stonebrook Drive	Wanaka	1134000	12-Jul-18 Residence	1090000	3	189	0.0872	872
34	Timsfield Drive	Lake Hawea	235000	12-Jul-18 Residential Section	240000 null		0	0.0805	805
Lot 31	Sentinel Park	Lake Hawea	265000	12-Jul-18 Residential Section	0	0	0	0.0954	954
98	Studholme Road	Wanaka	4500000	13-Jul-18 Lifestyle Blocks	2800000 null		178	2.02	20200
5	Pearl Lane	Wanaka	845000	13-Jul-18 Residential Section	700000 null		0	0.104	1040
9	Bull Ridge	Wanaka	625000	13-Jul-18 Residential Section	0	0	0	0.113	1130
Lot 156	Northlake Outlet R	Wanaka	295000	13-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 107	Mount Gold Place	Wanaka	1200000	13-Jul-18 Residential Section	0	0	0	0.3007	3007
Lot 128	Northlake Outlet R	Wanaka	310000	13-Jul-18 Residential Section	0	0	0	0.0535	535
71	Frye Crescent	Albert Town	625000	13-Jul-18 Residence	0	3	86	0.0722	722
15	Finch Street	Albert Town	840000	13-Jul-18 Residence	760000 null		212	0.0929	929
12	Long Grass Place	Hawea Flat	942000	13-Jul-18 Residence	0	4	339	0.401	4010
24	Bills Way	Wanaka	728000	16-Jul-18 Residence	720000 null		94	0.0629	629

239 A	Beacon Point Road	Wanaka	1305000	16-Jul-18 Residential Section	0	0	0	0.4005	4005
19	Mallard Street	Albert Town	741000	16-Jul-18 Residence	670000	4	161	0.0709	709
5	Jackson Rise	Luggate	475000	16-Jul-18 Residential Section	425000 null		0	0.1587	1587
19	Jackson Rise	Luggate	475000	17-Jul-18 Residential Section	425000 null		0	0.1593	1593
71	Infinity Drive	Wanaka	1150000	18-Jul-18 Residence	1060000	5	245	0.101	1010
56 B	Tenby Street	Wanaka	925000	19-Jul-18 Townhouse	920000	3	125	0.0309	309
79	Anderson Road	Wanaka	1665000	20-Jul-18 Residence	0	5	250	0.5484	5484
19	Blacksmiths Lane	Wanaka	1740000	23-Jul-18 Residence	1540000	3	170	0.2744	2744
10	Little Oak Common	Wanaka	1341000	23-Jul-18 Residence	1090000	4	220	0.0893	893
Lot 157	Northlake Outlet R	Wanaka	270000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 138	Northlake Mount L	Wanaka	405000	23-Jul-18 Residential Section	0	0	0	0.065	650
Lot 161	Northlake Outlet R	Wanaka	221739	23-Jul-18 Residential Section	0	0	0	0.03	300
Lot 153	Northlake Mount L	Wanaka	247826	23-Jul-18 Residential Section	0	0	0	0.0305	305
Lot 135	Northlake Outlet R	Wanaka	425000	23-Jul-18 Residential Section	0	0	0	0.074	740
Lot 147	Northlake Outlet R	Wanaka	260000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 163	Northlake Outlet R	Wanaka	240000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 131	Northlake Outlet R	Wanaka	256522	23-Jul-18 Residential Section	0	0	0	0.059	590
Lot 146	Northlake Outlet R	Wanaka	270000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 164	Northlake Outlet R	Wanaka	240000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 116	Northlake Outlet R	Wanaka	350000	23-Jul-18 Residential Section	0	0	0	0.061	610
Lot 158	Northlake Outlet R	Wanaka	245000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 144	Northlake Outlet R	Wanaka	395000	23-Jul-18 Residential Section	0	0	0	0.0805	805
Lot 129	Northlake Outlet R	Wanaka	340000	23-Jul-18 Residential Section	0	0	0	0.0635	635
Lot 150 Stage 5	Northlake Outlet R	Wanaka	265000	23-Jul-18 Residential Section	0	0	0	0.029	290
Lot 118	Northlake Outlet R	Wanaka	350000	23-Jul-18 Residential Section	0	0	0	0.061	610
Lot 165	Northlake Outlet R	Wanaka	240000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 140	Northlake Outlet R	Wanaka	395000	23-Jul-18 Residential Section	0	0	0	0.08	800
Lot 154	Northlake Outlet R	Wanaka	295000	23-Jul-18 Residential Section	0	0	0	0.0335	335
Lot 141	Northlake Outlet R	Wanaka	395000	23-Jul-18 Residential Section	0	0	0	0.09	900
Lot 149	Northlake Outlet R	Wanaka	217391	23-Jul-18 Residential Section	0	0	0	0.029	290

Lot 132	Northlake Outlet R	Wanaka	295000	23-Jul-18 Residential Section	0	0	0	0.054	540
Lot 126	Northlake Outlet R	Wanaka	295000	23-Jul-18 Residential Section	0	0	0	0.061	610
Lot 137	Northlake Outlet R	Wanaka	395000	23-Jul-18 Residential Section	0	0	0	0.065	650
Lot 151	Northlake Outlet R	Wanaka	265000	23-Jul-18 Residential Section	0	0	0	0.0305	305
Lot 145	Northlake Outlet R	Wanaka	415000	23-Jul-18 Residential Section	0	0	0	0.091	910
Lot 143	Northlake Outlet R	Wanaka	395000	23-Jul-18 Residential Section	0	0	0	0.08	800
Lot 120	Northlake Outlet R	Wanaka	350000	23-Jul-18 Residential Section	0	0	0	0.0601	601
Lot 117	Northlake Outlet R	Wanaka	350000	23-Jul-18 Residential Section	0	0	0	0.0601	601
Lot 152	Northlake Outlet R	Wanaka	288131	23-Jul-18 Residential Section	0	0	0	0.0338	338
Lot 156	Northlake Outlet R	Wanaka	260000	23-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 130	Northlake Outlet R	Wanaka	340000	23-Jul-18 Residential Section	0	0	0	0.0635	635
12	Isthmus Place	Lake Hawea	280000	23-Jul-18 Residential Section	240000 null		0	0.0805	805
Lot 155	Northlake Outlet R	Wanaka	260000	24-Jul-18 Residential Section	0	0	0	0.0285	285
Lot 134	Northlake Outlet R	Wanaka	370000	24-Jul-18 Residential Section	0	0	0	0.0875	875
Lot 133	Northlake Outlet R	Wanaka	360000	24-Jul-18 Residential Section	0	0	0	0.08	800
Lot 160	Northlake Outlet R	Wanaka	255000	24-Jul-18 Residential Section	0	0	0	0.0285	285
17	Landsborough Lane	Wanaka	439000	24-Jul-18 Residential Section	360000 null		0	10.7	107000
14	Morrows Mead	Wanaka	2290000	25-Jul-18 Residence	2080000	4	325	0.0756	756
227	Stone Street	Wanaka	655000	25-Jul-18 Residence	880000 null		150	0.0789	789
89	Totara Terrace	Wanaka	685000	25-Jul-18 Residence	565000 null		120	0.1012	1012
1/1	Edgewood Place	Wanaka	1165000	25-Jul-18 Residence	365000	4	247	0.0733	733
15	Elizabeth Street	Lake Hawea	590000	25-Jul-18 Residence	580000 null		110	0.1168	1168
2	Primary Lane	Wanaka	1	26-Jul-18 Residence	1680000 null		361	0.0455	455
Lot 111	Northlake Outlet R	Wanaka	350000	26-Jul-18 Residential Section	0	0	0	0.06	600
0 null	SHWAY 6 WANAKA	null	2576700	26-Jul-18 Horticulture	1690000 null		0	0.0027	27
0 null	SHWAY 6 WANAKA	null	2576700	26-Jul-18 Horticulture	3060000 null		0	26.6	266000
41 null	Farrant Drive	Wanaka	725000	27-Jul-18 Residential Section	410000 null		0	0.0761	761
51	Glen Dene Crescent	Wanaka	630000	27-Jul-18 Residence	590000 null		92	0.0267	267
18	Brewster Crescent	Lake Hawea	295000	29-Jul-18 Residential Section	250000 null		0	0.1002	1002
17	Westview Road	Wanaka	1801000	30-Jul-18 Residence	1660000	4	303	0.144	1440

9	Stackbrae Avenue	Wanaka	811000	30-Jul-18 Residential Section	500000 null		0	0.0471	471
15	Mount Creighton C	Wanaka	765000	30-Jul-18 Residence	650000 null		134	0.0288	288
Lot 46	Sentinel Park	Lake Hawea	295000	30-Jul-18 Residential Section	0	0	0	0.1002	1002
16	Tuke Lane	Wanaka	520000	31-Jul-18 Residential Section	0	0	0	0.07	700
60	Mount Linton Aven	Wanaka	620000	1-Aug-18 Residence	630000 null		88	0.0341	341
91	Meadowstone Driv	Wanaka	1500000	3-Aug-18 Residence	1020000 null		240	0	0
5	Karearea Rise	Wanaka	640000	3-Aug-18 Residential Section	540000	0	0	0.0825	825
27	Ewing Place	Albert Town	1350000	3-Aug-18 Residence	1035000	3	294	0.4945	4945
39	Finch Street	Albert Town	795000	3-Aug-18 Residence	700000	4	171	0.1175	1175
75	Alison Avenue	Albert Town	630000	3-Aug-18 Residence	580000	3	110	0.1012	1012
Lot 23	Grandview Cemete	Lake Hawea	195000	3-Aug-18 Residential Section	0	0	0	0.0896	896
27	Westview Road	Wanaka	861500	6-Aug-18 Residential Section	715000	0	0	0.1283	1283
Lot 142	Northlake Outlet R	Wanaka	395000	6-Aug-18 Residential Section	0	0	0	0.094	940
1	Bovett Place	Wanaka	860000	6-Aug-18 Residence	740000	3	101	0.0755	755
2	Hardie Place	Albert Town	1395000	6-Aug-18 Residence	1050000	4	256	0.2418	2418
52	Lismore Street	Wanaka	2500000	7-Aug-18 Residence	1700000	4	331	0.0427	427
591	Mount Barker Road	Wanaka	2500000	7-Aug-18 Lifestyle Blocks	1910000 null		150	0.4789	4789
995	Wanaka-Luggate H	Wanaka	4100000	7-Aug-18 Livestock - Finishing	3300000 null		0	135.12	1351200
24	Atkins Road	Luggate	4100000	7-Aug-18 Livestock - Grazing	23000000 null		350	0.0135	135
28	Penrith Park Drive	Wanaka	1010688	9-Aug-18 Residential Section	0	0	0	0.1124	1124
62	Matai Road	Wanaka	1350000	9-Aug-18 Residence	1020000	4	260	0.1012	1012
10	Avalanche Place	Wanaka	1250000	10-Aug-18 Residence	0	4	258	0.1081	1081
25	Matai Road	Wanaka	1155000	10-Aug-18 Residence	0	2	77	0.1105	1105
3	Ryalls Way	Lake Hawea	880000	10-Aug-18 Residence	0	4	264	0.1096	1096
7	Hebbard Court	Albert Town	860000	15-Aug-18 Residence	760000 null		222	0	0
31	Obelisk Street	Wanaka	490000	16-Aug-18 Residential Section	430000 null		0	0.0803	803
77	Bills Way	Wanaka	940000	17-Aug-18 Residence	970000	4	280	0.1168	1168
5	Reserve Lane	Wanaka	343478	17-Aug-18 Residential Section	360000 null		0	0.05	500
51	Little Maude Drive	Lake Hawea	235021	17-Aug-18 Residential Section	255000 null		0	0.0949	949
59	Lakeview Terrace	Lake Hawea	240000	17-Aug-18 Residence	435000 null		50	0.1241	1241

14	Brewster Crescent	Lake Hawea	265000	18-Aug-18 Residential Section	240000 null		0	0.0801	801
6	Tuke Lane	Wanaka	1050000	20-Aug-18 Residence	840000 null		193	0.045	450
Lot 107	Northlake Northlak	Wanaka	304348	20-Aug-18 Residential Section	0	0	0	0.061	610
2	The Heights Avenue	Wanaka	430000	20-Aug-18 Residential Section	400000 null		0	0.0625	625
30	Obelisk Street	Wanaka	720000	20-Aug-18 Residential Section	290000 null		0	0	0
Lot 153	Timsfield	Lake Hawea	247500	20-Aug-18 Residential Section	0	0	0	0.0802	802
Lot 224	Timsfield	Lake Hawea	225000	20-Aug-18 Residential Section	0	0	0	0.08	800
Lot 208	Teal Place	Lake Hawea	239000	20-Aug-18 Residential Section	0	0	0	0.08	800
Lot 164	Timsfield	Lake Hawea	230000	20-Aug-18 Residential Section	0	0	0	0.0876	876
Lot 127	Northlake Outlet R	Wanaka	295000	21-Aug-18 Residential Section	0	0	0	0.057	570
Lot 189	Little Maude Drive	Lake Hawea	225000	21-Aug-18 Residential Section	0	0	0	0.092	920
3467	Luggate-Cromwell F	Luggate	1175000	21-Aug-18 Lifestyle Blocks	950000	4	330	2	20000
42	Obelisk Street	Wanaka	305000	22-Aug-18 Residential Section	290000 null		0	0.0325	325
Stage 6/Lot 225	Little Maude Drive	Lake Hawea	245000	22-Aug-18 Residential Section	0	0	0	0.082	820
Lot 161	Timsfield	Lake Hawea	230500	22-Aug-18 Residential Section	0	0	0	0.08	800
72	Upton Street	Wanaka	1375000	23-Aug-18 Residence	1360000 null		120	0.1069	1069
33	Kirimoko Crescent	Wanaka	605000	23-Aug-18 Residential Section	540000	0	0	0.0909	909
108/29	Warren Street	Wanaka	427000	23-Aug-18 Apartment	440000	2	54	0	0
7	Sarges Way	Lake Hawea	349000	23-Aug-18 Residential Section	250000 null		0	0.0804	804
Lot 183	Timsfield Stage 6	Lake Hawea	210000	23-Aug-18 Residential Section	0	0	0	0.0625	625
Villa 14	The Resort	Cardrona	495000	24-Aug-18 Apartment	365000	2	0	0	0
26	Stackbrae Avenue	Wanaka	347826	24-Aug-18 Residential Section	0	0	0	0.0735	735
65 B	Kings Drive	Wanaka	1310000	24-Aug-18 Residence	0	4	207	0.0497	497
Lot 91	The Heights Aubrey	Wanaka	725000	24-Aug-18 Residential Section	0	0	0	0.0761	761
44	Obelisk Street	Wanaka	300000	24-Aug-18 Residential Section	290000 null		0	0.0325	325
2	Main Road	Luggate	520000	24-Aug-18 Residence	0	2	90	0.0887	887
6	Jackson Rise	Luggate	425000	24-Aug-18 Residential Section	375000 null		0	0.1838	1838
9	Pearl Lane	Wanaka	845000	25-Aug-18 Residential Section	700000 null		0	0.1019	1019
7	Pearl Lane	Wanaka	845000	27-Aug-18 Residential Section	700000 null		0	0.1019	1019
80	Beacon Point Road	Wanaka	1220000	27-Aug-18 Residence	1075000	4	290	0.0809	809

4	The Heights Avenue	Wanaka	460000	27-Aug-18 Residential Section	400000 null		0	0.058	580
Unit 32	The Resort	Cardrona	515000	28-Aug-18 Unit	420000	3	107	0	0
22	Frye Crescent	Albert Town	725000	28-Aug-18 Residence	600000	3	107	0.0812	812
23	Sarges Way	Lake Hawea	305000	28-Aug-18 Residential Section	250000 null		0	0.081	810
Lot 112/30	Mount Nicholas Avenue	Wanaka	304348	29-Aug-18 Residential Section	0	0	0	0.0601	601
12	Mercury Place	Wanaka	751500	29-Aug-18 Residence	670000	3	120	0.0789	789
4	Parry Crescent	Lake Hawea	875000	29-Aug-18 Residence	840000 null		196	0.0711	711
3/124	Lismore Street	Wanaka	1390000	30-Aug-18 Unit	1430000 null		202	0.0166	166
19	Stackbrae Avenue	Wanaka	1200000	30-Aug-18 Residence	460000	4	255	0.07	700
5 null	CLELAND CLOSE	Wanaka	475000	31-Aug-18 Residential Section	330000 null		0	0.0624	624
7 null	CLELAND CLOSE	Wanaka	500000	31-Aug-18 Residential Section	340000 null		0	0.0675	675
83	Orchard Road	Wanaka	2500000	31-Aug-18 Lifestyle Blocks	1910000	5	321	4	40000
6	Sawdon Street	Wanaka	368000	31-Aug-18 Residential Section	400000 null		0	0.0617	617
Lot 218	Timsfield Stage 6	Lake Hawea	220000	31-Aug-18 Residential Section	0	0	0	0.08	800
299	Studholme Road	Wanaka	1020000	3-Sep-18 Lifestyle Blocks	850000 null		0	0.3544	3544
10	Barclay Place	Wanaka	655000	4-Sep-18 Residential Section	520000	0	0	0.096	960
50	Mount Linton Avenue	Wanaka	683000	4-Sep-18 Residence	700000	3	125	0.0313	313
13	Sarges Way	Lake Hawea	255000	4-Sep-18 Residential Section	250000 null		0	0.0801	801
17	Waimana Place	Wanaka	6800000	5-Sep-18 Residence	2620000	4	650	0.4333	4333
11/13	Plantation Road	Wanaka	421000	5-Sep-18 Unit	175000	2	60	0	0
4	Hawksburn Lane	Wanaka	295000	6-Sep-18 Residential Section	290000 null		0	0.0288	288
38	Obelisk Street	Wanaka	305000	6-Sep-18 Residential Section	295000 null		0	0.0334	334
24	Sarges Way	Lake Hawea	275000	6-Sep-18 Residential Section	260000 null		0	0.0822	822
247	Aubrey Road	Wanaka	385000	7-Sep-18 Residential Section	360000 null		0	0.05	500
43	Mount Iron Drive	Wanaka	860000	7-Sep-18 Residence	740000	3	180	0.0994	994
26	Mount Nicholas Avenue	Wanaka	350000	7-Sep-18 Residential Section	400000 null		0	0.0605	605
5	Fort Place	Hawea Flat	832000	7-Sep-18 Residence	0	3	210	0.4082	4082
Lot 187 Stage 6	Timsfield	Lake Hawea	220000	7-Sep-18 Residential Section	0	0	0	0.0625	625
14	Landsborough Lane	Wanaka	799000	8-Sep-18 Residential Section	480000 null		0	0	0
14	Farrant Drive	Wanaka	1015000	9-Sep-18 Residence	0	4	218	0.0717	717

16	Kereru Crescent	Wanaka	500000	10-Sep-18 Residential Section	0	0	0	0.0756	756
12	Mills Road	Wanaka	625000	11-Sep-18 Residential Section	560000	0	0	0.1105	1105
0 null	CARDRONA VALLEY	null	980000	12-Sep-18 Lifestyle Blocks	872500 null		0	1.4	14000
8	Sunnyside Lane	Wanaka	1130000	12-Sep-18 Residence	1020000 null		207	0.1014	1014
29	Dingle Street	Lake Hawea	326000	12-Sep-18 Residential Section	0	0	0	0.1063	1063
25	Dingle Street	Lake Hawea	290000	12-Sep-18 Residential Section	0	0	0	0.1289	1289
12	Waimana Place	Wanaka	1910000	13-Sep-18 Residence	1730000	4	352	0.3462	3462
79	McDougall Street	Wanaka	1200000	13-Sep-18 Residence	1181000	5	174	0.1126	1126
14	Kereru Crescent	Wanaka	510000	13-Sep-18 Residential Section	0	0	0	0.0738	738
7	Rocklands Court	Wanaka	1165000	13-Sep-18 Residence	400000	3	185	0.0599	599
598	Lake Hawea-Albert	Albert Town	2000000	14-Sep-18 Lifestyle Blocks	0	3	236	6	60000
0 null	LAKE HAWEA-ALBE	null	2000000	14-Sep-18 Lifestyle Blocks	1400000 null		236	0.0006	6
211 null	Aubrey Road	Wanaka	349000	15-Sep-18 Residential Section	330000 null		0	0.0409	409
11	Pringles Creek Roac	Cardrona	350000	17-Sep-18 Lifestyle Blocks	310000 null		0	0.6192	6192
14	Daniels Terrace	Wanaka	750000	17-Sep-18 Residence	670000 null		101	0.1139	1139
19	Russell Street	Wanaka	1043478	17-Sep-18 Residence	950000 null		190	0.0853	853
209 null	Aubrey Road	Wanaka	324000	18-Sep-18 Residential Section	330000	3	0	0.0409	409
207 null	Aubrey Road	Wanaka	339000	18-Sep-18 Residential Section	330000 null		0	0.0409	409
25	Sarges Way	Lake Hawea	332000	18-Sep-18 Residential Section	250000 null		0	0.0801	801
672	Ballantyne Road	Wanaka	3180000	19-Sep-18 Lifestyle Blocks	2910000	9	560	4	40000
3 B	Hogan Lane	Wanaka	620000	21-Sep-18 Residence	620000 null		134	0.0527	527
418 null	Ballantyne Road	Wanaka	4100000	21-Sep-18 Lifestyle Blocks	3390000 null		280	57.46	574600
56	Farrant Drive	Wanaka	660869	21-Sep-18 Unknown	0 null		0	0	0
58	Farrant Drive	Wanaka	330434	21-Sep-18 Residential Section	360000 null		0	0.0429	429
4	Courthill Lane	Wanaka	305000	21-Sep-18 Residential Section	390000 null		0	0	0
444	Ballantyne Road	Wanaka	4100000	21-Sep-18 Lifestyle Blocks	3320000 null		280	57.46	574600
25	Moraine Place	Lake Hawea	865000	24-Sep-18 Residence	650000	4	216	0.0817	817
7	Jessies Crescent	Wanaka	800000	25-Sep-18 Residential Section	0	0	0	0.0895	895
Lot 2	Oregon Park, Nurse	Wanaka	1550000	25-Sep-18 Livestock	0	0	0	64	640000
Lot 114/26	Mount Nicholas Av	Wanaka	350000	25-Sep-18 Residential Section	0	0	0	0.0605	605

Lot 141	The Heights Aubrey	Wanaka	339000	25-Sep-18 Residential Section	0	0	0	0.0409	409
18	Little Maude Drive	Lake Hawea	650000	25-Sep-18 Residence	265000	3	179	0.0802	802
36	Willowridge	Wanaka	3100000	26-Sep-18 Residence	2470000	4	338	0.1533	1533
15	Rowan Court	Wanaka	1790000	26-Sep-18 Residence	940000	5	260	0.0883	883
43	Mount Nicholas Av	Wanaka	350000	26-Sep-18 Residential Section	400000 null		0	0.0607	607
6	Hollyhock Lane	Wanaka	1775000	28-Sep-18 Residence	1460000 null		301	0.4248	4248
90	Infinity Drive	Wanaka	550000	28-Sep-18 Residential Section	520000	0	0	0.0996	996
.	Miharo Lane	Wanaka	665000	28-Sep-18 Lifestyle Blocks	0	0	0	5	50000
8	Bevan Place	Wanaka	1290000	28-Sep-18 Residence	0	4	253	0.0944	944
33	Obelisk Street	Wanaka	385000	28-Sep-18 Residential Section	420000 null		0	0.0732	732
16	Mount Nicholas Av	Wanaka	304348	28-Sep-18 Residential Section	0	0	0	0.061	610
38	Kingston Street	Albert Town	376000	28-Sep-18 Residential Section	0	0	0	0.0673	673
14	Arklow Street	Albert Town	765000	28-Sep-18 Residence	0	3	160	0.0722	722
143	Stone Street	Wanaka	2300000	1-Oct-18 Residence	2480000	4	357	0.12	1200
73 A	Seven Lane	Albert Town	650000	1-Oct-18 Lifestyle Blocks	553500 null		0	3.21	32100
38/2326	Cardrona Valley Ro	Cardrona	490000	2-Oct-18 Apartment	0	3	107	0	0
Lot 236	Northlake	Wanaka	490000	2-Oct-18 Residential Section	0	0	0	0.08	800
22	Jackson Rise	Luggate	545000	2-Oct-18 Residential Section	475000 null		0	0.2364	2364
5 null	Hawea ST	null	254000	2-Oct-18 Unit	235000 null		70	0	0
85 A	Infinity Drive	Wanaka	1385000	3-Oct-18 Residence	560000	4	254	0.0899	899
3/43	Plantation Road	Wanaka	610000	3-Oct-18 Apartment	0	3	170	0	0
Lot 202	Northlake	Wanaka	360000	3-Oct-18 Residential Section	0	0	0	0.06	600
Lot 249	Northlake	Wanaka	305000	3-Oct-18 Residential Section	0	0	0	0.031	310
272	Ballantyne Road	Wanaka	1020000	3-Oct-18 Lifestyle Blocks	1210000	0	0	2	20000
24	Atkins Road	Luggate	8394052	3-Oct-18 Livestock - Grazing	8100000 null		2060	379	3790000
Lot 250	Northlake	Wanaka	300000	4-Oct-18 Residential Section	0	0	0	0.031	310
Lot 251	Northlake	Wanaka	279000	4-Oct-18 Residential Section	0	0	0	0.031	310
4	Edna Lane	Lake Hawea	760000	4-Oct-18 Residence	0	3	152	0.0825	825
39	Sunrise Bay Drive	Wanaka	5900000	8-Oct-18 Residence	6200000 null		773	0.2513	2513
124	Warren Street	Wanaka	1475000	8-Oct-18 Residence	0	2	160	0.1012	1012

1	Kapuka Lane	Wanaka	880000	8-Oct-18 Residence	0	3	158	0.0322	322
99	Plantation Road	Wanaka	895000	8-Oct-18 Residence	0	4	180	0.0783	783
205 null	Aubrey Road	Wanaka	349000	8-Oct-18 Residential Section	330000 null		0	0.0409	409
Lot 267	Northlake	Wanaka	315000	8-Oct-18 Residential Section	0	0	0	0.05	500
Lot 241/9 and 10	Northlake	Wanaka	330000	8-Oct-18 Residential Section	0	0	0	0.06	600
17	Jackson Rise	Luggate	375000	8-Oct-18 Residential Section	325000 null		0	0.1523	1523
14	Kelliher Drive	Wanaka	750000	9-Oct-18 Residential Section	0	0	0	0.0818	818
52	Hunter Crescent	Wanaka	1045000	9-Oct-18 Residence	910000 null		260	0.084	840
79	Matai Road	Wanaka	780000	9-Oct-18 Residence	0	3	129	0.0596	596
95	McDougall Street	Wanaka	855000	9-Oct-18 Residence	0	4	310	0.1498	1498
Lot 247	Northlake	Wanaka	305000	9-Oct-18 Residential Section	0	0	0	0.0335	335
11	Tyndall Street	Wanaka	1070000	9-Oct-18 Residence	910000	4	272	0.0961	961
17	Allenby Place	Wanaka	740000	9-Oct-18 Residence	740000 null		188	0.0887	887
43	Frye Crescent	Albert Town	588000	9-Oct-18 Residence	560000	2	72	0.1121	1121
162	Lakeview Terrace	Lake Hawea	1250000	9-Oct-18 Residence	1100000 null		140	0.1295	1295
25	Little Alpha Loop	Wanaka	680000	10-Oct-18 Residential Section	640000	0	0	0.1091	1091
15	Stackbrae Avenue	Wanaka	811000	10-Oct-18 Residence	0	3	190	0.047	470
22	Ash Avenue	Albert Town	790000	10-Oct-18 Residence	610000	4	121	0.0807	807
15	Arklow Street	Albert Town	625000	10-Oct-18 Residence	540000	4	130	0.0809	809
50	Northburn Drive	Wanaka	350000	11-Oct-18 Residential Section	0	0	0	0.0607	607
38	Mount Nicholas Av	Wanaka	360000	11-Oct-18 Residential Section	415000 null		0	0.07	700
8	Stonebridge Close	Wanaka	1300000	12-Oct-18 Residence	1120000	4	242	0.077	770
20 B	Stonebrook Drive	Wanaka	1150000	12-Oct-18 Residence	0	3	173	0.0451	451
8	Kereru Crescent	Wanaka	525000	12-Oct-18 Residential Section	0	0	0	0.0824	824
14	Karearea Rise	Wanaka	1270000	12-Oct-18 Residence	0	4	223	0.0811	811
Apt 5 null	Marina Terrace, La	Wanaka	2250000	12-Oct-18 Apartment	0	3	159	0	0
Lot 237	Obelisk Street	Wanaka	385000	12-Oct-18 Residential Section	0	0	0	0.073	730
1 B	Wexford Street	Albert Town	785000	12-Oct-18 Residence	0	1	96	0.0968	968
88	Lismore Street	Wanaka	1200000	13-Oct-18 Residential Section	1480000 null		0	0.068	680
84	Lismore Street	Wanaka	1200000	13-Oct-18 Residential Section	1480000 null		0	0.0632	632

27/The Resort	Cardrona Valley Ro Cardrona		179000	15-Oct-18 Unit	145000	1	31	0	0
10	Hollywood Rise	Wanaka	1099000	15-Oct-18 Residence	0	4	221	0.0596	596
1	Ironview Lane	Wanaka	2200000	15-Oct-18 Residence	2000000	7	424	0.2383	2383
Lot 223	Northlake	Wanaka	350000	15-Oct-18 Residential Section	0	0	0	0.066	660
65	Warren Street	Wanaka	1901000	16-Oct-18 Residence	1810000	5	282	0.1012	1012
Lot 214	Northlake	Wanaka	325000	16-Oct-18 Residential Section	0	0	0	0.0615	615
Lot 213	Northlake	Wanaka	410000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 215	Northlake	Wanaka	340000	16-Oct-18 Residential Section	0	0	0	0.0615	615
Lot 243/9 and 10	Northlake	Wanaka	291304	16-Oct-18 Residential Section	0	0	0	0.0675	675
Lot 202	Northlake	Wanaka	355000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 253	Northlake	Wanaka	295000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 203	Northlake	Wanaka	360000	16-Oct-18 Residential Section	0	0	0	0.064	640
Lot 197	Northlake	Wanaka	370000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 263	Northlake	Wanaka	280000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 210	Northlake	Wanaka	350000	16-Oct-18 Residential Section	0	0	0	0.0687	687
Lot 228	Northlake	Wanaka	515000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 237	Northlake	Wanaka	320000	16-Oct-18 Residential Section	0	0	0	0.073	730
Lot 249	Northlake	Wanaka	283935	16-Oct-18 Residential Section	0	0	0	0.031	310
Lot 258 Stage 8	And 9 Northlake	Wanaka	255000	16-Oct-18 Residential Section	0	0	0	0.031	310
Lot 242/9 and 10	Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 256	Northlake	Wanaka	270000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 254	Northlake	Wanaka	280000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 196/9 and 10	Northlake	Wanaka	282609	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 240/9 and 10	Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 266/9 and 10	Northlake	Wanaka	320000	16-Oct-18 Residential Section	0	0	0	0.0491	491
Lot 270	Northlake	Wanaka	480000	16-Oct-18 Residential Section	0	0	0	0.083	830
Lot 233	Northlake	Wanaka	450000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 211 Stage 8	And 9 Northlake	Wanaka	390000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 257 Stage 8	And 9 Northlake	Wanaka	265000	16-Oct-18 Residential Section	0	0	0	0.0335	335
Lot 239/9 and 10	Northlake	Wanaka	340000	16-Oct-18 Residential Section	0	0	0	0.065	650

Lot 219	Northlake	Wanaka	325000	16-Oct-18 Residential Section	0	0	0	0.0625	625
Lot 216	Northlake	Wanaka	450000	16-Oct-18 Residential Section	0	0	0	0.0875	875
Lot 227	Northlake	Wanaka	347826	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 221	Northlake	Wanaka	295652	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 236	Northlake	Wanaka	395000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 265	Northlake Mount L	Wanaka	315000	16-Oct-18 Residential Section	0	0	0	0.0501	501
Lot 222/9 and 10	Northlake	Wanaka	340000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 209	Northlake	Wanaka	415000	16-Oct-18 Residential Section	0	0	0	0.0615	615
Lot 248	Northlake	Wanaka	255000	16-Oct-18 Residential Section	0	0	0	0.031	310
Lot 230	Northlake	Wanaka	420000	16-Oct-18 Residential Section	0	0	0	0.0935	935
Lot 231	Northlake	Wanaka	450000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 235 Stage 8	Northlake	Wanaka	395000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 264/9 and 10	Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.0503	503
Lot 268 Stage 8	And 9 Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.0503	503
Lot 246	Northlake	Wanaka	270000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 234	Northlake	Wanaka	495000	16-Oct-18 Residential Section	0	0	0	0.0903	903
Lot 245/Stage 9	Northlake	Wanaka	280000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 244	Northlake	Wanaka	480000	16-Oct-18 Residential Section	0	0	0	0.0914	914
Lot 232	Northlake	Wanaka	450000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 255	Northlake	Wanaka	280000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 208	Stage 8 And 9 Nort	Wanaka	325000	16-Oct-18 Residential Section	0	0	0	0.062	620
Lot 262 Stage 8	And 9 Northlake	Wanaka	270000	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 250/792	Aubrey Road	Wanaka	270000	16-Oct-18 Residential Section	0	0	0	0.031	310
Lot 253 Stage 8	And 9 Northlake	Wanaka	263150	16-Oct-18 Residential Section	0	0	0	0.0285	285
Lot 208	Northlake	Wanaka	375000	16-Oct-18 Residential Section	0	0	0	0.062	620
Lot 204	Northlake	Wanaka	375000	16-Oct-18 Residential Section	0	0	0	0.07	700
Lot 235	Northlake	Wanaka	550000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 260 Stage 8	And 9 Northlake	Wanaka	255000	16-Oct-18 Residential Section	0	0	0	0.031	310
Stage 8/Lot 238	Northlake	Wanaka	345000	16-Oct-18 Residential Section	0	0	0	0.068	680
Lot 259	Northlake	Wanaka	275000	16-Oct-18 Residential Section	0	0	0	0.0355	355

Lot 225	Northlake	Wanaka	335000	16-Oct-18 Residential Section	0	0	0	0.068	680
Lot 251/9 and 10	Northlake	Wanaka	249000	16-Oct-18 Residential Section	0	0	0	0.031	310
Lot 220	Northlake	Wanaka	350000	16-Oct-18 Residential Section	0	0	0	0.062	620
Lot 218	Northlake	Wanaka	335000	16-Oct-18 Residential Section	0	0	0	0.062	620
Lot 247/9 and 10	Northlake	Wanaka	259000	16-Oct-18 Residential Section	0	0	0	0.0335	335
Lot 212 Stage 8	And 9 Northlake	Wanaka	390000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 224	Northlake Outlet R	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.063	630
Lot 269	Northlake	Wanaka	480000	16-Oct-18 Residential Section	0	0	0	0.083	830
Lot 199	Northlake	Wanaka	335000	16-Oct-18 Residential Section	0	0	0	0.0605	605
Lot 205	Northlake Mount L	Wanaka	429000	16-Oct-18 Residential Section	0	0	0	0.096	960
Lot 228	Northlake	Wanaka	400000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 226	Northlake	Wanaka	400000	16-Oct-18 Residential Section	0	0	0	0.09	900
Lot 261/9 and 10	Northlake	Wanaka	265000	16-Oct-18 Residential Section	0	0	0	0.0355	355
Lot 201	Northlake	Wanaka	420000	16-Oct-18 Residential Section	0	0	0	0.08	800
Lot 229	Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.07	700
Lot 200	Northlake	Wanaka	365000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 217	Northlake	Wanaka	330000	16-Oct-18 Residential Section	0	0	0	0.06	600
Lot 198	Northlake	Wanaka	375000	16-Oct-18 Residential Section	0	0	0	0.06	600
2	Alice Burn Drive	Luggate	650000	16-Oct-18 Residence	570000	4	158	0.0805	805
null	Wanaka Street	null	8750000	17-Oct-18 Residential Section	5410000 null		0	108667	1086670000
25	Nichol Street	Lake Hawea	805000	17-Oct-18 Residence	710000	3	226	0.0911	911
6	Dow Close	Wanaka	326086	18-Oct-18 Residential Section	325000 null		0	0.04	400
215	Aubrey Road	Wanaka	295652	18-Oct-18 Residential Section	330000 null		0	0.0409	409
219	Aubrey Road	Wanaka	295652	18-Oct-18 Residential Section	330000 null		0	0.0409	409
Lot 252 Stage 8	And 9 Northlake	Wanaka	265000	18-Oct-18 Residential Section	0	0	0	0.0335	335
227	Aubrey Road	Wanaka	268695	18-Oct-18 Residential Section	350000	3	0	0.0444	444
229	Aubrey Road	Wanaka	303478	18-Oct-18 Residential Section	350000 null		0	0.0444	444
231	Aubrey Road	Wanaka	303478	18-Oct-18 Residential Section	350000 null		0	0.0444	444
233	Aubrey Road	Wanaka	303478	18-Oct-18 Residential Section	350000 null		0	0.0444	444
235	Aubrey Road	Wanaka	303478	18-Oct-18 Residential Section	350000 null		0	0.0444	444

239	Aubrey Road	Wanaka	304358	18-Oct-18 Residential Section	350000 null		0	0.0444	444
14	Jackson Rise	Luggate	565000	18-Oct-18 Residential Section	500000 null		0	0.1852	1852
10	Meadowbrook Plac	Wanaka	420000	19-Oct-18 Residence	760000 null		196	0.0606	606
12 null	AKITU RISE	Wanaka	869566	19-Oct-18 Residential Section	495000 null		0	0.0711	711
10	Warbler Lane	Albert Town	750000	19-Oct-18 Residence	0	3	128	0.0707	707
68 C	Kennels Lane	Albert Town	1950000	19-Oct-18 Lifestyle Blocks	1350000	4	268	4	40000
9	Aubrey Road	Wanaka	2001000	20-Oct-18 Residence	2150000	3	314	0.1181	1181
47	Mt Gold Place	Wanaka	1900000	21-Oct-18 Residential Section	1500000 null		0	0.3	3000
40 B	Farrant Drive	Wanaka	395000	21-Oct-18 Residential Section	385000 null		0	0.0551	551
15	Faulks Terrace	Wanaka	2450000	24-Oct-18 Residence	1880000	3	402	0.0543	543
4	Stackbrae Avenue	Wanaka	1004000	24-Oct-18 Residence	0	3	186	0.0465	465
21	Russell Street	Wanaka	1600000	24-Oct-18 Residence	0	12	220	0.0758	758
19 & 21	Russell Street	Wanaka	1043478	24-Oct-18 Residence	0	12	0	0	0
28	Mount Nicholas Av	Wanaka	350000	24-Oct-18 Residential Section	400000 null		0	0.0604	604
17	Obelisk Street	Wanaka	305000	24-Oct-18 Residential Section	0	0	0	0.062	620
84 & 88	Lismore Street	Wanaka	2400000	25-Oct-18 Residential Section	0	0	0	0.1313	1313
42 B	Farrant Drive	Wanaka	415000	25-Oct-18 Residential Section	385000	3	0	0.0553	553
8	Poppy Lane	Albert Town	768000	25-Oct-18 Residence	650000	3	143	0.0794	794
2206	Cardrona Valley Ro	Cardrona	1700000	26-Oct-18 Lifestyle Blocks	1370000 null		385	0.8622	8622
37	Aubrey Road	Wanaka	425000	26-Oct-18 Residential Section	0	0	0	0.043	430
57	Oakridge Resort	Wanaka	335000	26-Oct-18 Residence	175000	2	90	0.009	90
509	Aubrey Road	Wanaka	1700000	26-Oct-18 Residence	1360000 null		188	0.4018	4018
2	Jackson Rise	Luggate	475000	27-Oct-18 Residential Section	425000 null		0	0.1964	1964
85 B	Infinity Drive	Wanaka	1400000	29-Oct-18 Residence	0	4	259	0.0885	885
64	Totara Terrace	Wanaka	820000	29-Oct-18 Residence	650000	3	110	0.0979	979
	Ballantyne Road	Wanaka	4000000	29-Oct-18 Livestock	2200000	0	0	52	520000
41	Bodkin Street	Lake Hawea	847000	29-Oct-18 Residence	0	4	226	0.1012	1012
38 B	Farrant Drive	Wanaka	370000	30-Oct-18 Residential Section	370000 null		0	0.0484	484
46	Mount Nicholas Av	Wanaka	550000	30-Oct-18 Residential Section	0	0	0	0.09	900
3	Alandale Place	Wanaka	300000	30-Oct-18 Residential Section	320000	0	0	0.042	420

20	Warbler Lane	Albert Town	780000	30-Oct-18 Residence	0	3	143	0.081	810
24	Mount Nicholas Av	Wanaka	304348	31-Oct-18 Residential Section	0	0	0	0.0605	605
28	Mount Creighton C	Wanaka	680000	1-Nov-18 Residence	0	3	126	0.0288	288
20	Hewson Crescent	Lake Hawea	670000	1-Nov-18 Residence	0	3	191	0.08	800
114	Matai Road	Wanaka	1500000	2-Nov-18 Residence	1240000	4	296	0.045	450
151	Upton Street	Wanaka	1695000	2-Nov-18 Residence	0	3	170	0.1374	1374
147	Plantation Road	Wanaka	1120000	2-Nov-18 Residence	0	3	174	0.0404	404
106	Lakeside Road	Wanaka	1310000	2-Nov-18 Apartment	0	3	126	0	0
28	Rob Roy Lane	Wanaka	970000	2-Nov-18 Residence	950000	4	152	0.1158	1158
6	Kingan Road	Luggate	642000	2-Nov-18 Residence	0	3	142	0.0948	948
25	Grandview Road	Lake Hawea	300000	2-Nov-18 Residential Section	250000	0	0	0.0905	905
21	Old Station Avenue	Wanaka	1140000	5-Nov-18 Residence	970000	3	195	0.0503	503
1	Mohua Mews	Wanaka	970000	5-Nov-18 Residence	870000	3	160	0.0425	425
2	Platinum Ridge	Wanaka	935000	5-Nov-18 Residential Section	860000	0	0	0.1592	1592
10	Landsborough Lane	Wanaka	840000	6-Nov-18 Residential Section	0	0	0	0.08	800
691	Aubrey Road	Albert Town	1575000	6-Nov-18 Residence	1250000 null		270	0.4447	4447
492	Lake Hawea-Albert	Albert Town	985000	6-Nov-18 Lifestyle Blocks	720000 null		0	4.67	46700
5	Sarges Way	Lake Hawea	335000	6-Nov-18 Residential Section	250000 null		0	0.08	800
Lot 19	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.082	820
Lot 21	Moraine Rise	Lake Hawea	266000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 10	Moraine Rise (resal	Lake Hawea	310000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 10	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 15	Moraine Rise	Lake Hawea	275000	6-Nov-18 Residential Section	0	0	0	0.083	830
Lot 3	Moraine Rise (resal	Lake Hawea	349000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 20	Moraine Rise	Lake Hawea	265000	6-Nov-18 Residential Section	0	0	0	0.083	830
Lot 1	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 12	Moraine Rise	Lake Hawea	265000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 24	Moraine Rise	Lake Hawea	269000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 16	Moraine Rise	Lake Hawea	275000	6-Nov-18 Residential Section	0	0	0	0.082	820
Lot 8	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.08	800

Lot 3	Moraine Rise	Lake Hawea	261000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 12	Moraine Rise (resal	Lake Hawea	332000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 13	Moraine Rise	Lake Hawea	249000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 6	Moraine Rise	Lake Hawea	255000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 9	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 22	Moraine Rise	Lake Hawea	265000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 11	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.081	810
Lot 8	Moraine Rise (resal	Lake Hawea	300155	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 25	Moraine Rise	Lake Hawea	295000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 14	Moraine Rise	Lake Hawea	269000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 17	Moraine Rise	Lake Hawea	275000	6-Nov-18 Residential Section	0	0	0	0.116	1160
Lot 2	Moraine Rise	Lake Hawea	259000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 18	Moraine Rise	Lake Hawea	269000	6-Nov-18 Residential Section	0	0	0	0.08	800
Lot 23	Moraine Rise	Lake Hawea	249000	6-Nov-18 Residential Section	0	0	0	0.084	840
Lot 7	Moraine Rise	Lake Hawea	225218	6-Nov-18 Residential Section	0	0	0	0.08	800
1653	Cardrona Valley Ro	Cardrona	4000000	7-Nov-18 Livestock	2480000	0	0	85	850000
5	Clydesdale Court	Wanaka	1250000	7-Nov-18 Residence	0	4	272	0.0794	794
Lot 2/49	Mount Gold Place	Wanaka	1900000	7-Nov-18 Residential Section	0	0	0	0.3	3000
15	Teal Place	Lake Hawea	301000	7-Nov-18 Residential Section	235000	0	0	0.0754	754
20	Swan Street	Lake Hawea	265000	7-Nov-18 Residential Section	225000 null		0	0.0625	625
2402 A	Cardrona Valley Ro	Cardrona	1150000	9-Nov-18 Residential Section	280000 null		0	0	0
13	Penrith Park Drive	Wanaka	1795000	9-Nov-18 Residence	0	5	287	0.1081	1081
11	Paradise Place	Lake Hawea	630000	9-Nov-18 Residence	620000 null		170	0.08	800
Lot 2	Sarges Way	Lake Hawea	335000	9-Nov-18 Residential Section	0	0	0	0.084	840
174	Beacon Point Road	Wanaka	1150000	12-Nov-18 Residential Section	1580000 null		0	0.1183	1183
15	Forest Heights	Wanaka	710000	12-Nov-18 Residential Section	680000	0	0	0.1011	1011
170 D	Beacon Point Road	Wanaka	1150000	12-Nov-18 Residential Section	950000 null		0	0.1183	1183
Lot 25	Hillend Estates	Wanaka	980000	12-Nov-18 Lifestyle Blocks	0	0	0	1	10000
8	Barday Place	Wanaka	595000	12-Nov-18 Residential Section	510000	0	0	0.076	760
86	Hunter Crescent	Wanaka	957000	13-Nov-18 Residence	840000	4	150	0.0846	846

25	Matipo Street	Wanaka	1260000	13-Nov-18 Residence	1140000	4	228	0.0709	709
19	Wairau Road	Albert Town	800000	13-Nov-18 Residence	765000	5	314	0.1681	1681
52	Warren Street	Wanaka	600000	14-Nov-18 Residential Section	530000 null		0	0.0475	475
13/4	Mountain View Dri	Wanaka	410000	14-Nov-18 Unit	700000 null		201	0	0
430	Aubrey Road	Wanaka	1625000	14-Nov-18 Residence	1530000	5	306	0.4	4000
792	Aubrey Road	Wanaka	335000	14-Nov-18 Residential Section	12000000 null		0	0.0695	695
5 null	TAHI STREET	Albert Town	335000	14-Nov-18 Residential Section	330000 null		0	0.0695	695
2359	Cardrona Valley Ro	Cardrona	1210000	15-Nov-18 Lifestyle Blocks	1010000 null		250	0.7856	7856
2127 D	Cardrona Valley Ro	Cardrona	1210000	15-Nov-18 Livestock - Grazing	6150000 null		510	0.7856	7856
32	Hyland Street	Wanaka	270000	15-Nov-18 Residence	920000 null		147	0.0723	723
76	Aubrey Road	Wanaka	370000	15-Nov-18 Residential Section	0	0	0	0.0436	436
12	Swan Street	Lake Hawea	670000	15-Nov-18 Residence	550000 null		137	0.0625	625
725	Kane Road	Hawea Flat	5900000	15-Nov-18 Lifestyle Blocks	5150000 null		702	56.26	562600
34	Beacon Point Road	Wanaka	1925000	16-Nov-18 Residence	1615000	5	258	0.1661	1661
83 A	Kings Drive	Wanaka	990000	16-Nov-18 Residence	820000	3	232	0.0551	551
30 null	Kirimoko Crescent	Wanaka	565217	16-Nov-18 Residential Section	440000 null		0	0.0649	649
56	Farrant Drive	Wanaka	937950	18-Nov-18 Residential Section	360000 null		0	0.0429	429
7	Achilles Place	Wanaka	725000	19-Nov-18 Residence	620000	3	120	0.0617	617
13	Lachlan Avenue	Hawea Flat	1551000	19-Nov-18 Lifestyle Blocks	1260000	3	226	3	30000
7	Ridgecrest	Wanaka	2580000	20-Nov-18 Residence	1930000	4	428	0.435	4350
64	Obelisk Street	Wanaka	325000	20-Nov-18 Residential Section	0	0	0	0.0501	501
6	Riverhaven Lane	Albert Town	320000	20-Nov-18 Residence	700000 null		150	0.4	4000
37	Sargood Drive	Wanaka	760100	21-Nov-18 Residence	710000	2	240	0	0
2	Tapley Paddock	Wanaka	570000	21-Nov-18 Residence	1051000 null		110	0.0697	697
Lot 113/28	Mount Nicholas Av	Wanaka	350000	21-Nov-18 Residential Section	0	0	0	0.0604	604
114	Hedditch Street	Wanaka	370000	23-Nov-18 Residence	715000 null		156	0.0845	845
34	Grandview Road	Lake Hawea	305000	23-Nov-18 Residential Section	240000	0	0	0.0805	805
3	Cardrona Valley Ro	Wanaka	1025000	24-Nov-18 Lifestyle Blocks	982500 null		0	1.58	15800
9	Sarges Way	Lake Hawea	335000	25-Nov-18 Residential Section	250000 null		0	0	0
157	Upton Street	Wanaka	801500	26-Nov-18 Residence	760000 null		100	0.065	650

7	Stackbrae Avenue	Wanaka	980000	26-Nov-18	Residence	650000	3	180	0.0665	665
37	Roche Street	Wanaka	2400000	27-Nov-18	Residence	2280000 null		240	0.1234	1234
49	Minaret Ridge	Wanaka	987500	27-Nov-18	Residence	880000	3	165	0.1165	1165
Lot 81/null null	Sir Tim Wallis Drive	Wanaka	1550000	27-Nov-18	Residential Section	285000 null		0	0.2826	2826
82	Golf Course Road	Wanaka	1850000	27-Nov-18	Residence	1750000	5	351	0.4298	4298
1	Ewing Place	Albert Town	1595000	27-Nov-18	Residence	1140000	4	278	0.602	6020
36 null	ALBERT TOWN-LAKE	null	790000	27-Nov-18	Lifestyle Blocks	1640000 null		153	0.4006	4006
62 A	Bills Way	Wanaka	755000	28-Nov-18	Residence	730000	3	153	0.045	450
36	West Meadows Drive	Wanaka	990000	28-Nov-18	Residence	860000	4	194	0.0855	855
488	Aubrey Road	Wanaka	1200000	28-Nov-18	Residence	0	5	280	0.4188	4188
76	Capell Avenue	Lake Hawea	702000	28-Nov-18	Residence	530000	1	53	0.1012	1012
6	Dingle Street	Lake Hawea	735000	28-Nov-18	Residence	240000	4	140	0.0822	822
32	Kelliher Drive	Wanaka	1660000	29-Nov-18	Residence	1460000	4	267	0.0813	813
28	Wanaka-Mount Asgard	Wanaka	1900000	29-Nov-18	Residence	1520000	2	80	0.1057	1057
3	Stackbrae Avenue	Wanaka	950000	29-Nov-18	Residence	650000	3	180	0.0877	877
103	Beacon Point Road	Wanaka	1200000	30-Nov-18	Residence	1100000 null		200	0.1163	1163
71	Matai Road	Wanaka	790000	30-Nov-18	Residence	0	4	190	0	0
69	Matai Road	Wanaka	790000	30-Nov-18	Unit	690000 null		190	0	0
593	Mount Barker Road	Wanaka	2500000	30-Nov-18	Residence	2350000	4	243	0.4788	4788
42	Frye Crescent	Albert Town	790000	30-Nov-18	Residence	650000	4	138	0.092	920
790	Kane Road	Hawea Flat	2085000	30-Nov-18	Livestock	1694000	0	0	74	740000
135	Aubrey Road	Wanaka	755000	3-Dec-18	Residence	655000 null		80	0.1017	1017
34	Lismore Street	Wanaka	3200000	3-Dec-18	Residence	2680000	3	278	0.0438	438
39	Kingfisher Crescent	Albert Town	390000	4-Dec-18	Residential Section	340000 null		0	0.1106	1106
2	Jackson Rise	Luggate	480000	4-Dec-18	Residential Section	425000 null		0	0.1964	1964
3/2294	Cardrona Valley Road	Cardrona	365000	5-Dec-18	Unit	290000 null		70	0	0
33	Totara Terrace	Wanaka	835000	5-Dec-18	Residence	685000	3	90	0.1012	1012
4	Tuke Lane	Wanaka	910000	5-Dec-18	Residence	510000	3	181	0.045	450
80	Hopkins Street	Luggate	536000	5-Dec-18	Residence	365000	3	60	0.0998	998
20	Chalmers Street	Wanaka	805000	6-Dec-18	Residential Section	700000	0	0	0.11	1100

104	Anderson Road	Wanaka	910000	6-Dec-18 Residence	850000	4	208	0.0614	614
	Studholme Road	Wanaka	2800000	7-Dec-18 Lifestyle Blocks	1800000	0	0	1	10000
Lot 1	Skylark Place	Lake Hawea	268000	7-Dec-18 Residential Section	0	0	0	0.0709	709
7	The Heights Avenue	Wanaka	700000	10-Dec-18 Residential Section	480000 null		0	0	0
39	Mount Nicholas Avenue	Wanaka	350000	10-Dec-18 Residential Section	0	0	0	0.0603	603
42	Main Road	Luggate	599000	10-Dec-18 Residence	0	3	160	0.1027	1027
26	Sargood Drive	Wanaka	680910	12-Dec-18 Unit	600000 null		110	0	0
186	Upton Street	Wanaka	1187000	12-Dec-18 Residence	880000	4	140	0.0842	842
Lot 52	The Heights	Wanaka	789000	12-Dec-18 Residential Section	0	0	0	0.0802	802
Lot 60	The Heights	Wanaka	799000	12-Dec-18 Residential Section	0	0	0	0.0808	808
Lot 7	The Heights	Wanaka	565000	12-Dec-18 Residential Section	0	0	0	0	0
Lot 3	The Heights	Wanaka	661000	12-Dec-18 Residential Section	0	0	0	0	0
Lot 9	The Heights	Wanaka	520000	12-Dec-18 Residential Section	0	0	0	0.07	700
Lot 58	The Heights	Wanaka	799000	12-Dec-18 Residential Section	0	0	0	0.08	800
Lot 4	The Heights	Wanaka	760000	12-Dec-18 Residential Section	0	0	0	0	0
Lot 6	The Heights	Wanaka	760000	12-Dec-18 Residential Section	0	0	0	0	0
Lot 61	The Heights	Wanaka	465000	12-Dec-18 Residential Section	0	0	0	0.0776	776
Lot 131	The Heights	Wanaka	562350	12-Dec-18 Residential Section	0	0	0	0.1061	1061
Lot 161	The Heights	Wanaka	495000	12-Dec-18 Residential Section	0	0	0	0.09	900
Lot 62	The Heights	Wanaka	639000	12-Dec-18 Residential Section	0	0	0	0.0701	701
Lot 5	The Heights	Wanaka	918000	12-Dec-18 Residential Section	0	0	0	0.0801	801
Lot 4	Sarges Way	Lake Hawea	335000	12-Dec-18 Residential Section	0	0	0	0.08	800
0 null	WEST WANAKA RD	null	3375000	13-Dec-18 Lifestyle Blocks	4264000 null		0	0.0024	24
Lot 2	West Wanaka Road	Wanaka	3375000	13-Dec-18 Lifestyle Blocks	4264000	0	0	24	240000
141 B	Lakeside Road	Wanaka	1300000	13-Dec-18 Apartment	1180000	3	180	0	0
5	Percy Lane	Wanaka	1375000	14-Dec-18 Residence	1140000	4	204	0.088	880
99	Aubrey Road	Wanaka	1800000	14-Dec-18 Unit	1340000 null		333	0.1064	1064
189	Plantation Road	Wanaka	1015000	14-Dec-18 Residence	830000	3	100	0.1012	1012
11 C	Atkins Road	Luggate	750000	14-Dec-18 Residence	680000	3	148	0.4192	4192
181	Cemetery Road	Lake Hawea	1350000	14-Dec-18 Residence	1120000	5	350	0.7517	7517

22 null	LOST BURN ROAD	Lake Hawea	500000	15-Dec-18 Residential Section	350000 null		0	0.4001	4001
48	Obelisk Street	Wanaka	300000	17-Dec-18 Residential Section	0	0	0	0.0335	335
9	Ruby Ridge	Wanaka	2069000	18-Dec-18 Residence	1690000	4	280	0.1131	1131
16	Collins Street	Wanaka	385000	18-Dec-18 Residence	770000 null		70	0.0835	835
76	Beacon Point Road	Wanaka	675000	18-Dec-18 Residence	1200000 null		130	0.1126	1126
23/13	Plantation Road	Wanaka	436600	18-Dec-18 Unit	350000	2	60	0	0
1655	Cardrona Valley Ro	Cardrona	7000000	19-Dec-18 Livestock - Grazing	5700000 null		402	3726.55	37265500
459	Riverbank Road	Wanaka	1735000	19-Dec-18 Residence	1300000	5	300	0.7979	7979
Lot 8	The Heights	Wanaka	500000	19-Dec-18 Residential Section	0	0	0	0	0
Lot 2	The Heights	Wanaka	799000	19-Dec-18 Residential Section	0	0	0	0.08	800
Lot 54	The Heights	Wanaka	799000	19-Dec-18 Residential Section	0	0	0	0	0
41	Mount Nicholas Av	Wanaka	350000	19-Dec-18 Residential Section	0	0	0	0.0604	604
13	Obelisk Street	Wanaka	315000	19-Dec-18 Residential Section	0	0	0	0.0614	614
94	Newcastle Road	Hawea Flat	950000	19-Dec-18 Lifestyle Blocks	800000	4	188	1	10000
2	Homestead Close	Wanaka	1750000	20-Dec-18 Residence	1510000	4	275	0.1446	1446
3	Little Alpha Loop	Wanaka	1775000	20-Dec-18 Residence	520000	4	251	0.0891	891
21	Ridgecrest	Wanaka	1260000	20-Dec-18 Residential Section	0	0	0	0.402	4020
1	Maggies Way	Wanaka	1125000	20-Dec-18 Residence	1050000 null		227	0.4661	4661
Lot 167	Northlake Outlet R	Wanaka	255000	20-Dec-18 Residential Section	0	0	0	0.03	300
40	Mount Creighton C	Wanaka	325000	20-Dec-18 Residential Section	370000	0	0	0.0578	578
49	Little Maude Drive	Lake Hawea	680000	20-Dec-18 Residential Section	240000 null		0	0.0782	782
38	Cooper Crescent	Luggate	300000	20-Dec-18 Residential Section	0	0	0	0.085	850
20 null	LOST BURN ROAD	Lake Hawea	480000	20-Dec-18 Residential Section	350000 null		0	0.4	4000
26 B	Sargood Drive	Wanaka	680910	21-Dec-18 Residence	600000	2	110	0	0
56	Infinity Drive	Wanaka	700000	21-Dec-18 Residential Section	640000	0	0	0.0816	816
58 A	Roche Street	Wanaka	1250000	21-Dec-18 Residence	1020000 null		178	0.045	450
Lot 170	Northlake Outlet R	Wanaka	240000	21-Dec-18 Residential Section	0	0	0	0.0285	285
Lot 169	Northlake Outlet R	Wanaka	255000	21-Dec-18 Residential Section	0	0	0	0.0285	285
142 A	Anderson Road	Wanaka	725000	21-Dec-18 Residence	600000	3	107	0.0805	805
57	Infinity Drive	Wanaka	1870000	23-Dec-18 Residence	1480000	4	321	0.1171	1171

61	Rata Street	Wanaka	1400000	24-Dec-18 Residence	1190000	6	210	0.2129	2129
44	Bodkin Street	Lake Hawea	690000	31-Dec-18 Residence	515000 null		120	0	0
44	Bodkin Street	Lake Hawea	685000	31-Dec-18 Residence	515000 null		120	0	0

Residential Sections	Sections	Total Value	Av Section Px 2021	m2	\$/m2	Sections	Total Value	Av Section Px 2020	m2	\$/m2	Sections	Total Value	Av Section Px 2019	m2	\$/m2	Sections	Total Value	Av Section Px 2018	m2	\$/m2
Albert Town	1	400,000.00	400,000.00	663.00	603.32	24	9,718,300.00	404,929.17	26,972.00	360.31	15	9,215,300.00	614,353.33	22,294.00	413.35	11	3,882,000.00	352,909.09	9,390.00	413.42
Cardrona	2	1,467,500.00	733,750.00	4,885.00	300.41	0	-	-	-	-	4	891,000.00	222,750.00	Not Reported	N/a	3	2,245,000.00	748,333.33	13,609.00	164.96
Hawea Flat	0	-	-	-	-	3	1,433,000.00	477,666.67	12,008.00	119.34	1	525,000.00	525,000.00	5,226.00	100.46	1	450,000.00	450,000.00	5,813.00	77.41
Lake Hawea	7	2,338,500.00	334,071.43	6,619.00	353.30	44	16,147,785.00	366,995.11	71,855.00	224.73	30	11,657,100.00	388,570.00	41,600.00	280.22	144	39,330,700.00	273,129.86	130,484.00	301.42
Luggate	0	-	-	-	-	4	1,763,250.00	440,812.50	4,351.00	405.25	11	3,716,000.00	337,818.18	12,933.00	287.33	17	6,832,000.00	401,882.35	28,428.00	240.33
Wanaka	96	44,826,147.00	466,939.03	55,824.00	802.99	310	163,674,126.40	527,981.05	239,597.00	683.12	186	96,784,513.30	520,346.85	162,335.00	596.20	339	168,613,324.00	497,384.44	380,743.00	442.85

YATES Mike

Hawea

Q. Responding to Climate Change

Please tell us what you think of Council's response and your thoughts on prioritisation and funding:

Climate change respnse is another way way of saying panic.

If in danger, if in doubt, run in circles cry and shout.

In a few short years it will be replaced by another hysteria that requires us to be taxed in order to 'tackle it'.

Hopefully it will have more credence than this current fraud.

In the meantime can we focus on clean air, water and cleaning up after ourselves?

Please tell us more about your response:

Q. Please use this space to comment on the big issues or any aspect of the draft Ten Year Plan:

I OPPOSE the introduction of a levy on short term accommodation providers.

Among viable alternatives which I could support would be a genuine tourism business levy payable by all businesses deriving income from visitors to the region, apportioned by their share of visitor expenditure recorded in the government's Tourism Satellite Accounts.

What I do wholeheartedly support is QLDC concentrating its resources on core ratepayer services - cutting its coat to suit its cloth. To take a lead from your climate action tent at Wanaka A&P show " ideas like simplifying your life by purchasing less"

Q. Please use this space to comment on the draft Policy on Development Contributions:

Q. Please use this space to comment on the draft Policy on Significance and Engagement: